



Penwith Cottage, Penwith Drive, Haslemere, Surrey

For the finer things in property.



Penwith Cottage

Penwith Drive, Haslemere, Surrey GU27 3PP

Located in a highly desirable yet convenient location, within a 1 acre plot with elevated views, and with planning permission approved, a unique opportunity to create a stunning contemporary, open concept, 4 bed family home from the existing property. Haslemere Station 1.5 miles (London Waterloo 49 mins), London Gatwick Airport 37.4 miles, Central London 47.2 miles

Proposed accommodation | Entrance hall
Open plan Kitchen/Sitting/Dining Room | Utility
Cloakroom | Principal bedroom suite with
dressing room and en suite shower | 3 Further
double bedrooms, one with en suite | Family
bathroom | Gardens, about 1 acre | Existing EPC
rating F

The property

Penwith Cottage offers the prospective purchaser the opportunity to refurbish the existing property, with planning permission approved, or completely redevelop (subject to planning) this detached property, nestled amongst glorious countryside on the fringes of highly desirable Haslemere. The property, which is in need of significant repair and upgrading, sits within a peaceful plot, enjoying plentiful wrap-around gardens and extensive views.

The existing accommodation comprises a porch opening into the double-height entrance hall with full height window, stairway and cloakroom with the main living area located on the first floor, allowing full enjoyment of the surrounding views. The central sitting room, with picture windows and stone-built feature fireplace, opens

into a dual-aspect family room, with sliding doors to the garden. The dining room has a serving hatch to the adjacent kitchen (currently unusable), which has a door and steps to the garden. Completing the floor is a versatile study, also with sliding glazed doors to the garden.

The bedrooms are located on the ground floor, and are currently configured as principal bedroom with dressing room, two further bedrooms, family bathroom and store room.

There is approved planning for a ground floor rear extension; providing four double bedrooms, two with en-suite shower rooms and dressing rooms. On the first floor, the new layout provides a contemporary open concept kitchen/sitting/dining room with a snug/study area along with a utility room and cloakroom. New cladding and roof. New front porch. New glazing. Demolition of existing garage.

South Downs National Park planning site visit:
<https://planningpublicaccess.southdowns.gov.uk/online-applications>
Ref: SDNP/24/02505/HOUS

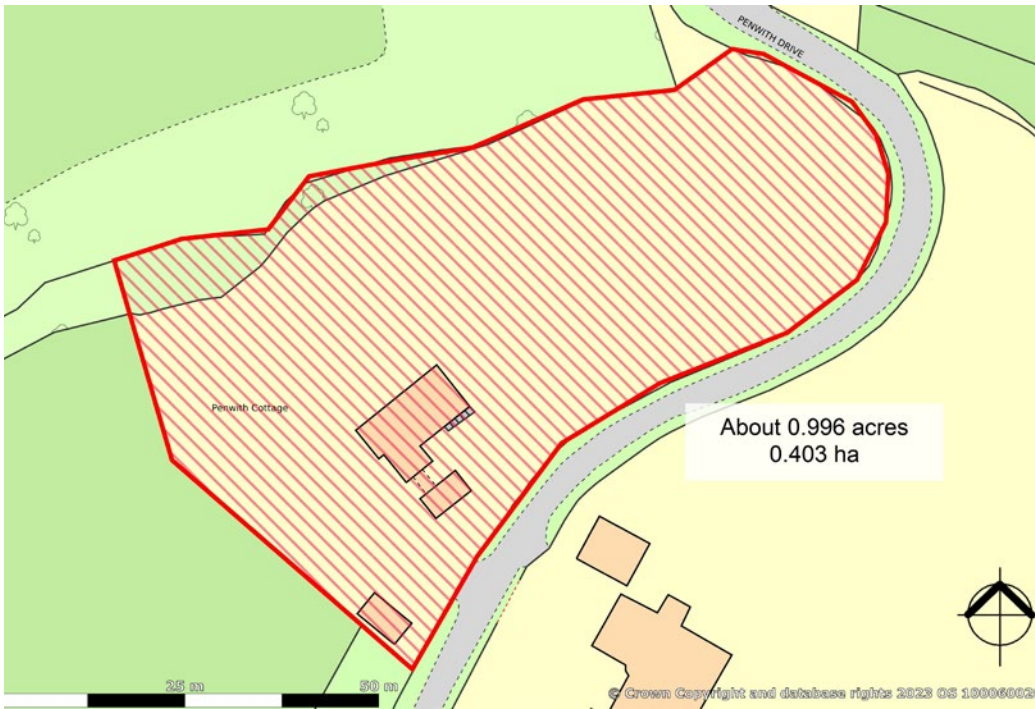
Outside

The property sits in a generous private plot, approximately 1 acre, with far-reaching elevated views across the treetops. Sizeable expanses of lawn surround the home, interspersed and bordered with mature specimen trees, established shrubbery and ferns. There is currently a driveway, giving access to the detached garage, a paved sun terrace and further a detached outbuilding/workshop.

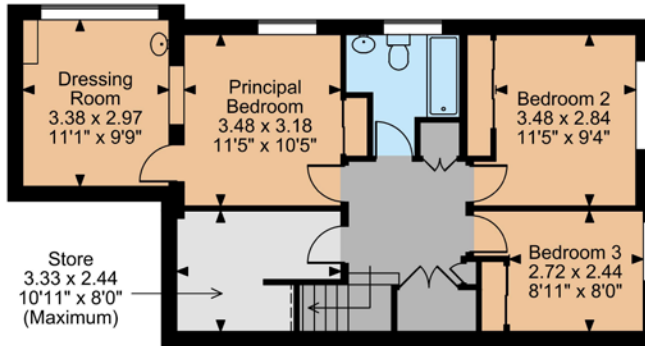
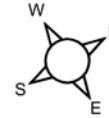
Location

Thriving Haslemere offers an extensive range of shopping, recreational and cultural facilities. The surrounding countryside provides opportunities for walking and riding, including at Blackdown and Woolbeding Common. Notable nearby schools include Amesbury, Highfield and Brookham and Charterhouse.

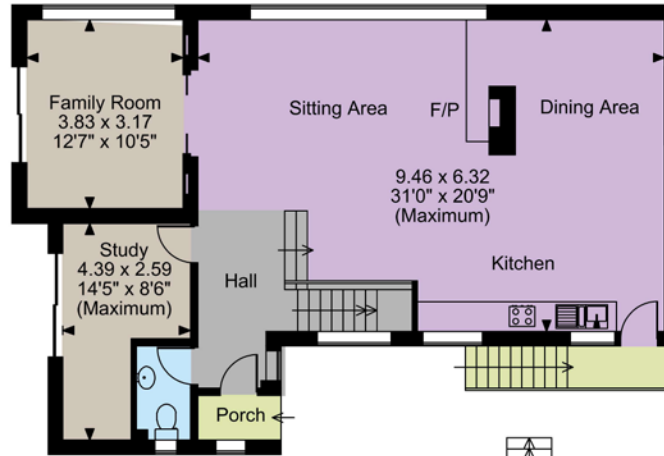




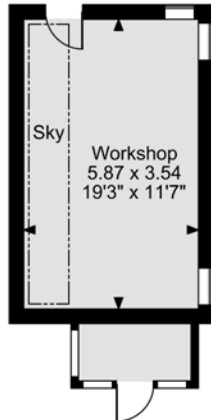
Penwith Cottage, Penwith Drive, Haslemere
Main House internal area 1,644 sq ft (153 sq m)
Garage internal area 164 sq ft (15 sq m)
Outbuilding internal area 252 sq ft (23 sq m)
Total internal area 2,060 sq ft (191 sq m)



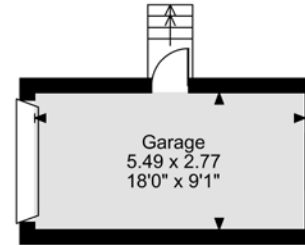
Ground Floor



First Floor



Outbuilding



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Haslemere, head south-west on the High Street (A286) before turning left onto Shepherd's Hill and proceeding for a mile. Turn right onto Bell Road and then left onto Camelsdale Road/B2131. In 0.5 miles turn left onto Marley Lane and then immediately right onto Penwith Drive (opposite Arnolds Garage). Penwith Cottage is found on the right.
 what3words:///equivocal.sleepless.trying

General

Local Authority: Chichester District Council

Services: Mains water and electricity. Oil fired central heating. Private drainage: we understand this may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £795,000

Mobile phone and broadband coverage: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Haslemere

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