



10 Pine View Close, Haslemere, Surrey

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10 Pine View Close Haslemere, Surrey, GU27 1DU

An attractive detached family home in a sought-after Haslemere residential setting

Haslemere town centre 0.7 miles, Haslemere mainline station 0.9 miles (53 minutes to London Waterloo), Guildford 13.3 miles, Central London 43 miles

Drawing room | Snug/study | Conservatory
Dining area | Kitchen | Utility | Cloakroom
Principal bedroom with en suite shower room
4 Further bedrooms, 1 en suite | Sitting area
Family bathroom | Loft | Garage | Gardens | EPC rating D

The property

10 Pine View Close is a well-presented detached family home with five bedrooms and light, airy accommodation. The décor is attractive, with neutral, understated styling throughout, as well as high-quality fittings including wooden flooring and joinery.

The main reception room is the well-proportioned drawing room at the rear, which has a fireplace, panoramic windows and French doors opening onto the splendid gardens. Adjoining the drawing room, the conservatory brings plenty of natural light with its glass ceiling and French doors to the rear gardens, with an open archway connecting to the kitchen and dining area. The kitchen has shaker-style units in white to base and wall level, a breakfast bar and a range cooker, as well as space for a dining table. Also on the ground floor is a useful snug/study ideal for home working.

Upstairs there are five comfortable double bedrooms, including the generous principal bedroom with its en suite shower room. One further bedroom is en suite, with the first floor also including a sitting area and a family bathroom. The loft room is boarded and insulated, with windows either end. Subject to the usual consents it could, potentially, provide further accommodation.

Outside

At the front of the property, the paved driveway provides parking for several vehicles, with the gardens including well-stocked, colourful flowerbeds and various shrubs and trees. The west-facing rear gardens feature delightful landscaping and include paved terracing for al fresco dining, immaculate lawns and an ornamental pond. There are also raised border beds and a wealth of established shrubs, hedgerows and trees. At the end of the gardens there is a greenhouse for nursing plants and garden storage.

Location

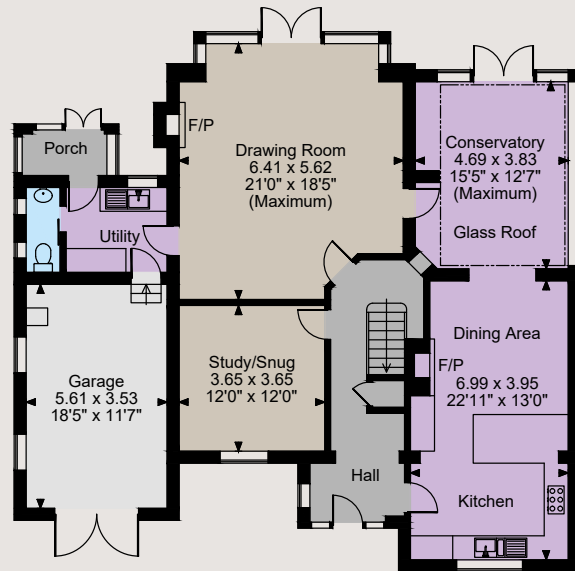
The property is in a superb central Haslemere location, on a sought after and respected road, highly convenient for Haslemere town centre and mainline station with access to National Trust country paths leading to the Devil's Punchbowl.

Haslemere provides a good variety of boutique shopping, a Waitrose supermarket, restaurants, recreational facilities and a mainline station with fast trains reaching London Waterloo in approximately 52 minutes. Sporting facilities include golf at Liphook and West Surrey, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester. There is a fine selection of schools in the area including St Bartholomew's (primary), Woolmer Hill, Bohunt and independent including St Ives, St Edmunds, Highfield, Brookham, Amesbury and the Royal School (both junior and senior).

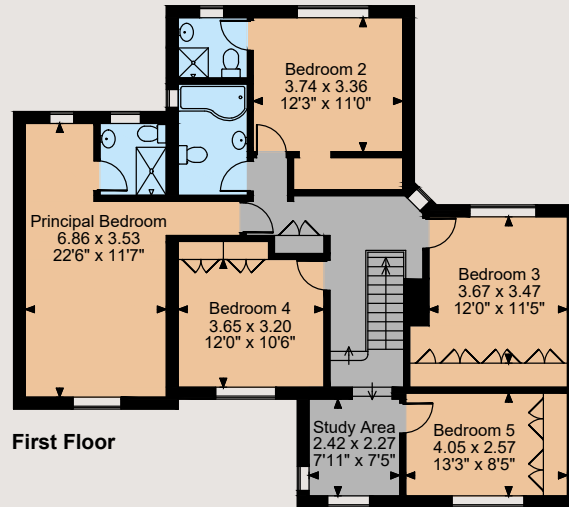




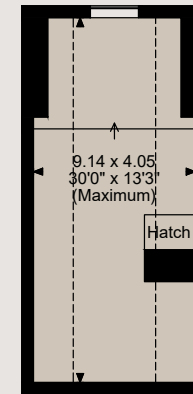
Floorplans
 House internal area 2,711 sq ft (252 sq m)
 Garage internal area 213 sq ft (20 sq m)
 Total internal area 2,942 sq ft (272 sq m)
 For identification purposes only.



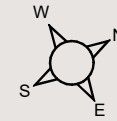
Ground Floor



First Floor



Loft Floor



Directions

From Strutt & Parker's Haslemere office, turn left onto the High Street and take the second turning on your left onto Church Lane. Continue onto High Lane and after 0.3 miles, turn right onto Pine View Close. You will find the property on your left-hand side.

General

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

Local Authority: Waverley Borough Council
Services: Mains electricity, gas, water and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,465,000

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

01428 661077

haslemere@struttandparker.com

struttandparker.com

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