



Woodstock

6 Roedeer Copse, Haslemere, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An immaculately presented four bedroom detached property situated in a sought-after edge-of-town location

A light-filled double-fronted family home featuring elegant neutral décor throughout, in a desirable development with easy access to town centre amenities, the road network and the station with its regular services to London in less than an hour.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



EDGE OF TOWN



2,217 SQ FT



**GUIDE PRICE
£1,095,000**



The property

Woodstock is an attractive brick and part tile-hung modern double-fronted family home offering more than 1,900 sq ft of flexible accommodation arranged over two floors. Featuring neutral décor, modern amenities, and quality fixtures and fittings throughout, including under floor heating in the kitchen and bathrooms.

The accommodation flows from a welcoming reception hall with useful storage, and a cloakroom. The dual aspect, spacious 26 ft drawing room has a feature fireplace with gas flame effect fire, and full height glazing with French doors opening to the rear terrace. A generous family room accessed from both the hall and drawing room offering a rear aspect bay with full-height side glazing and further French doors to the terrace. At the heart of the home is the 24 ft dual-aspect kitchen/breakfast room with stylish tiled flooring, a range of bespoke wall and base units including bespoke cabinets and a breakfast bar, granite worktops, splashbacks, modern integrated Neff appliances, and a walk-in store, ideal as a larder.

A neighbouring fitted utility room with full-height storage provides access to a well-proportioned rear-aspect study, the integral double garage, and the rear terrace.

On the first floor a generous landing with a useful airing cupboard gives access to a front aspect principal bedroom suite with built-in storage, fitted dressing area and a modern fully tiled en suite shower room. Three further rear aspect double bedrooms, two with fitted storage, and a fully tiled family bathroom with generous storage, twin sinks and a P-shaped bath with shower over, complete the accommodation.



Outside

Set behind an area of level lawn and a block-paved terrace area, and having plenty of kerb appeal, the property is approached over a tarmac side driveway providing private parking and giving access to the integral double garage. The well-maintained enclosed terraced garden to the rear features raised areas of lawn bordered by well-stocked flower and shrub beds and a backdrop of mature trees from which the cul de sac takes its name. The spacious paved terrace, accessible from the drawing, family and utility rooms, provides the perfect location for outside entertaining.

Location

Haslemere offers extensive high street and independent shopping including Space NK, supermarkets including Waitrose, restaurants, cafés, pubs, bars, a tennis club, leisure centre and two hotels with spas.

The surrounding countryside provides numerous golf courses, racing at Goodwood and Fontwell, polo at Cowdray Park, sailing on Frensham Ponds and off the south coast at Chichester and Blackdown, an area of approximately 965 acres of National Trust owned pine and heather covered forest, ideal for riding and walking.

Communications links are excellent: Haslemere station (1.0 mile) offers regular trains into London Waterloo in around 50 minutes, and the A3 gives access both to the south coast and to connections with the M3 and M25 motorways, giving further access to London and its airports.



Distances

- Haslemere 1.3 miles
- A3 2.9 miles
- Central London 47 miles

Nearby Stations

- Haslemere

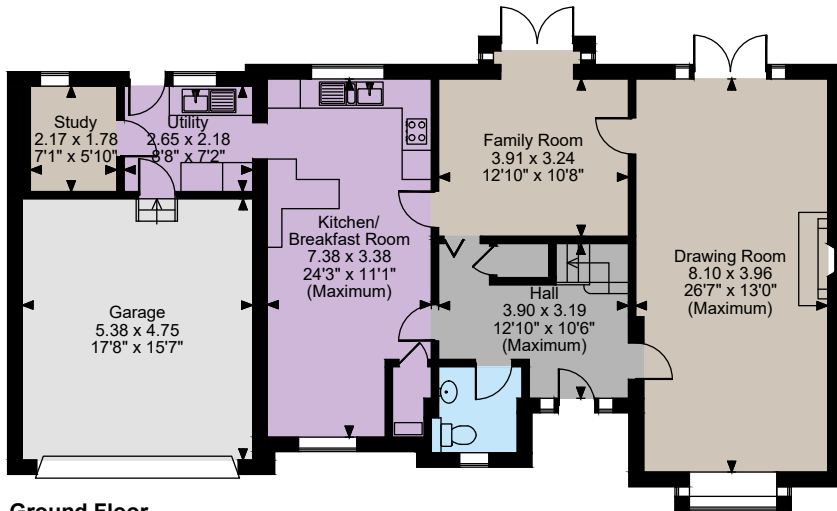
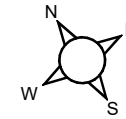
Key Locations

- Devil's Punch Bowl & Hindhead
- Blackdown Hill
- Southdowns National Park
- Cowdray Estate & Park
- Petworth House & Park

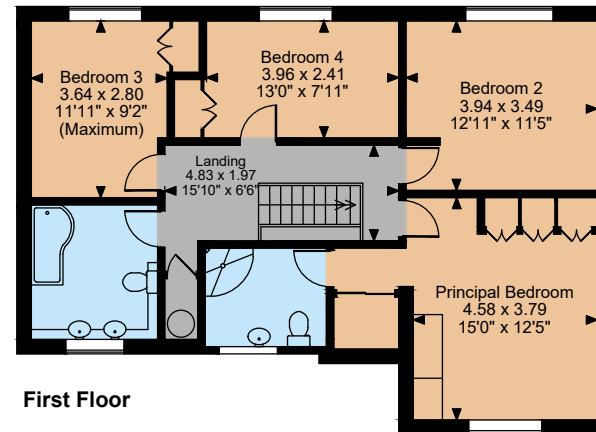
Nearby Schools

- St. Ives
- Woolmer Hill
- St. Bartholomews CofE Primary
- Shottermill Junior & Infant
- Highfield & Brookham
- Amersbury





Ground Floor



First Floor



Floorplans

Main House internal area 1,942 sq ft (180 sq m)

Garage internal area 275 sq ft (26 sq m)

Total internal area 2,217 sq ft (206 sq m)

For identification purposes only.

Directions

GU27 1RF

what3words: ///sprawls.unframed.stunt

General

Local Authority: Waverley Borough Council

Services: Mains water, electricity, gas central heating and drainage.

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

Council Tax: Band G

EPC Rating: D

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

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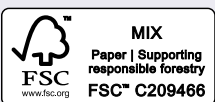
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Haslemere

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