



Weald Cottage

Roundhurst, Haslemere, Surrey



BNP PARIBAS GROUP

An attractive four bedroom period cottage set in a picturesque rural location

A detached character family home featuring open fires and with two sensitively-modernised reception rooms, private parking, a generous garden and neighbouring pastureland. The property is in the highly sought-after area of Roundhurst near to Black Down in the rolling countryside of the South Downs National Park.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OFF STREET PARKING



GARDEN



FREEHOLD



RURAL



1,771 SQ FT



**GUIDE PRICE
£1,159,000**



The property

Weald Cottage is a handsome part-tile-hung period cottage offering light filled, flexible accommodation, sensitively combining modern amenities with retained character features including casement glazing and open fireplaces. Configured to provide an ideal family and entertaining space maximising the stunning rural views, the accommodation flows from a welcoming reception hall with useful storage and cloakroom. It includes a large family room with views to all four aspects and French doors to the terrace, and a spacious wooden-floored kitchen/breakfast/dining room with a range of contemporary wall and base units, wooden worktops and modern integrated appliances. The breakfast/dining area has an open fireplace, original built-in storage and French doors to the terrace. The ground floor accommodation is completed by a sitting room with built-in storage and a feature exposed brick open fireplace, and a useful fitted utility room with a part-glazed door to the side aspect.

Upstairs are four double bedrooms, the principal benefitting from both built-in and eaves storage and a modern en suite shower room, together with a family bathroom with bath and separate shower.

Outside

The property is approached via a generous gravelled driveway and forecourt providing private parking for multiple vehicles and a dedicated EV fast-charging port. Mainly laid to gently-sloping lawn, the south-facing garden wraps around the house to three aspects and features a garden store and a spacious block-paved terrace part-covered by a gazebo. The whole enjoys far-reaching views over the rolling countryside of the South Downs National Park beyond.



Location

Set in the South Downs National Park, the Roundhurst area of Haslemere sits near to local amenities in villages including Lurgashall. Haslemere offers extensive high street and independent shopping including Space NK, supermarkets including Waitrose, restaurants, cafés, pubs and bars and recreational amenities including a tennis club, leisure centre and two spa hotels.

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, for riding and walking, Blackdown, some 965 acres of National Trust-owned forest.

Communications links are excellent: Haslemere station (3.5 miles) offers services into London Waterloo in around 50 minutes, and the A3 London-Portsmouth road (10.2 miles) gives access to the south coast and connections with the M3 and M25 motorways, giving further access to London and its airports.

The area offers a wide range of state primary and secondary schooling including Midhurst Rother College (rated Outstanding by Ofsted) together with a good selection of independent schools.



Distances

- Lurghashall 2.6 miles
- Haslemere 3.4 miles
- Hindhead 6.3 miles
- Liphook 7.2 miles
- Petworth 8.8 miles
- Chichester 18.9 miles
- London Gatwick Airport 35.5 miles
- London Heathrow Airport 40.0 miles
- Central London 47.5 miles

Nearby Stations

- Haslemere
- Witley
- Liphook

Key Locations

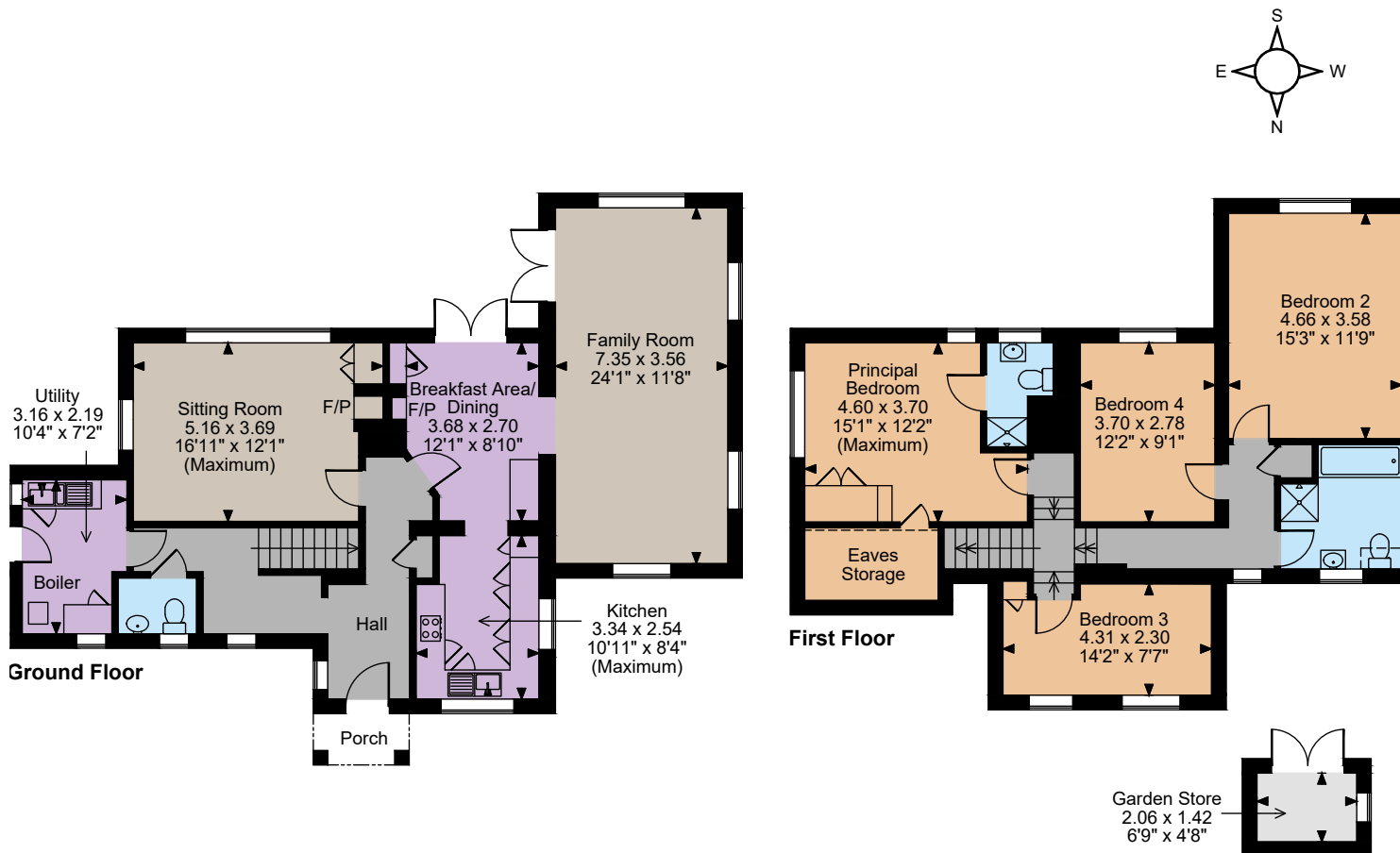
- South Downs National Park
- Blackdown Ridge Vineyard
- Haslemere Educational Museum
- Haslemere Hall

- Hindhead Golf Club
- The Sculpture Park
- Old Thorns Golf Course
- Champneys Forest Mere Health Spa

Nearby Schools

- St. Ives School
- Northchapel Community Primary School
- Grayswood CofE (Aided) Primary School
- Fernhurst Primary School
- St. Bartholomew's CofE Aided Primary School
- Shottermill Infant School
- Camelsdale Primary School
- The Royal School
- Shottermill Junior School
- St. Mary's CofE Primary School
- Amesbury School





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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 1,771 sq ft (165 sq m)
Garden Store internal area 31 sq ft (3 sq m)
Total internal area 1,802 sq ft (168 sq m)
For identification purposes only.

Directions

GU27 3BN

From Strutt & Parker's Haslemere office, take Petworth Road away from the town centre and after a quarter of a mile, turn right onto Haste Hill. At the junction, continue straight ahead onto Tennyson's Lane, and after just over two miles, the property will be found on the left. Travelling north or south on A283, turn at crossroads signposted Gospel Green then, after 0.5 miles, turn left onto Jobsons Lane and then, after 0.1 miles, right onto Jay's Lane. The property will be found after about 1.3 miles on your left.

///what3words: snowstorm.softest.relations - brings you to the entrance of Weald Cottage

General

Local Authority: Chichester District Council

Services: Mains water and electricity. Oil fired central heating. Private drainage which we believe complies with the current regulations.

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

Council Tax: Band G

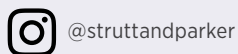
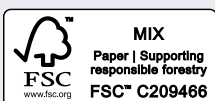
EPC Rating: E

Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

01428 661077

haslemere@struttandparker.com
struttandparker.com



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