



# Stedlands

Scotland Lane, Haslemere, Surrey



BNP PARIBAS GROUP 

## A well-presented five bedroom detached property with spectacular views, set in 1.3 acres in an edge of town location

A handsome double-fronted family home offering elegant, generously-proportioned accommodation configured to maximise the stunning far-reaching views afforded by its elevated position. The property sits in a highly-regarded location on one of Haslemere's premier roads, within easy reach of the town's recreation ground, comprehensive amenities and station.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**1.3 ACRES**



**FREEHOLD**



**EDGE OF TOWN**



**2,915 SQ FT**



**GUIDE PRICE  
£2,350,000**



### The property

Stedlands is a handsome, part-timbered detached family home offering over 2,900 sq ft of light-filled, flexible accommodation arranged over two floors. Designed to provide an elegant yet practical environment for family life and entertaining, the interior features large picture windows that maximise the stunning, far-reaching views afforded by its elevated position.

The accommodation flows from a welcoming panelled reception hall with ceiling beams, exposed wooden flooring, useful storage, and a cloakroom. It includes a spacious triple-aspect sitting room with a large bay window incorporating bespoke built-in seating, a feature open fireplace, exposed beams, and full-height glazing with a sliding door leading into a well-proportioned triple-aspect conservatory with patio doors to the rear garden. A generous dining room follows, offering exposed ceiling beams, part-panelled walls, wooden flooring, and a glazed door to the conservatory. The dual-aspect kitchen/breakfast room features tiled flooring, a range of bespoke wall and

base units with complementary wooden work surfaces, and a walk-in larder. A door from the kitchen opens to a front-aspect study with bespoke shelving. The breakfast area offers space for a good-sized table for informal dining, with double glazed doors leading to a fitted utility room. This, in turn, gives access to a rear porch with boiler room and a door to a covered side storm porch.

On the first floor, the generous landing provides useful storage and gives access to a spacious principal bedroom featuring a large bay with fitted storage, a built-in wardrobe, and an en suite bathroom. Four further double bedrooms—all with fitted storage, one with a sink and additional eaves storage—and a family bathroom complete the level.







## Outside

Screened by mature hedging and trees, the property is approached over a sweeping tree-lined tarmac driveway and forecourt providing private parking and giving access to a detached double garage with external EV charging point and adjoining garden store. Ideal for entertaining and al fresco dining, the well-maintained garden surrounding the property on three sides is laid mainly to level lawn bordered by well-stocked flower and shrub beds to all three aspects and, to the rear, features numerous seating areas and further terraced areas of level lawn and gently-sloping wild planting, giving access to pedestrian gates opening to areas of light woodland to the rear.

## Location

Haslemere offers extensive quality shopping, together with numerous restaurants, cafés, pubs, bars and sporting amenities including a tennis club and leisure centre. The area provides numerous golf courses, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester. Communications links are excellent: the A286 running through the village links the A3, giving access to the south coast, motorway network, London and its airports, and Haslemere station (3.3 miles) offers regular trains into central London (London Waterloo 52 minutes).



## Distances

- Haslemere 0.8 mile
- Fernhurst 3.9 miles
- Chichester 20.9 miles

## Nearby Stations

- Haslemere

## Key Locations

- Blackdown Hill
- Devil's Punch Bowl & Hindhead Common
- Winkworth Arboretum
- Cowdray Estate
- Petworth House and Park
- South Downs National Park

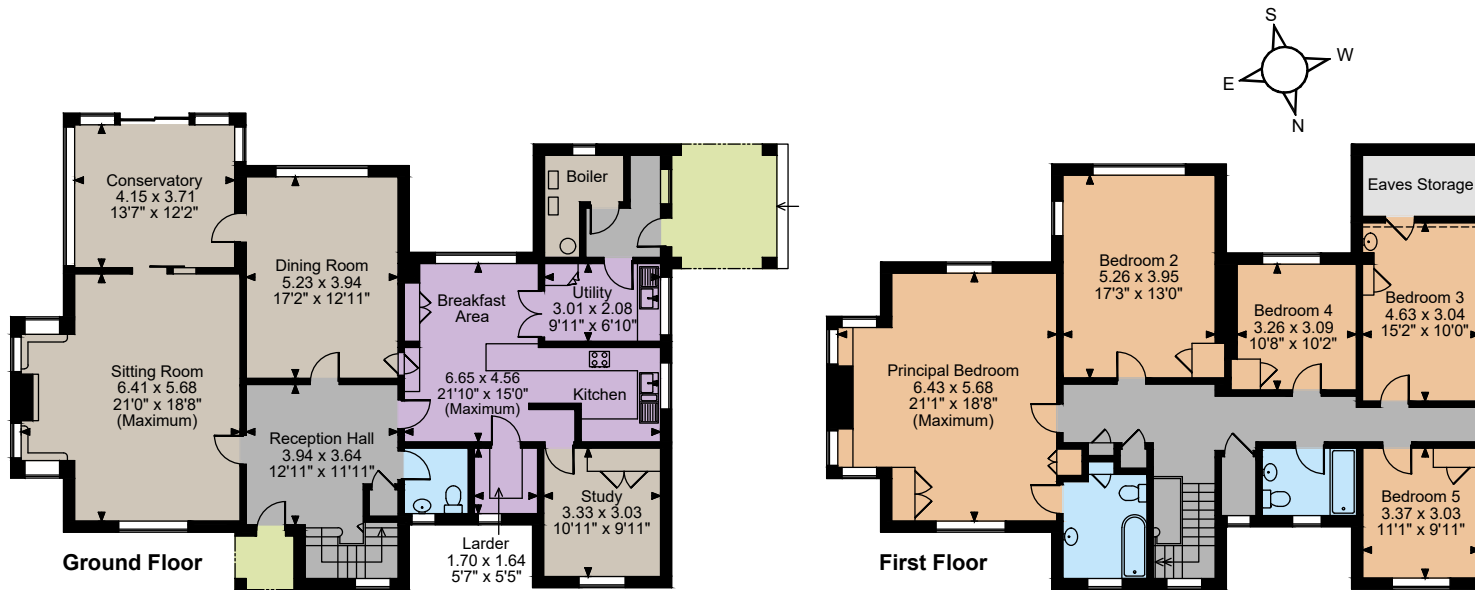
## Nearby Schools

- Midhurst Rother College
- St Ives School



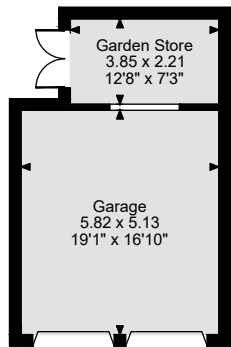






Ground Floor

First Floor



Garden Store  
3.85 x 2.21  
12'8" x 7'3"

Garage  
5.82 x 5.13  
19'1" x 16'10"

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

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 2,915 sq ft (271 sq m)

Garage internal area 321 sq ft (30 sq m)

Garden Store internal area 92 sq ft (9 sq m)

Total internal area 3,328 sq ft (309 sq m)

For identification purposes only.

## Directions

GU27 3AW

From Haslemere, head southeast onto the Petworth Road/B2131 then take a slight right onto Haste Hill. After 0.2 miles turn right to stay on Haste Hill then a slight right onto Scotland Lane. Stedlands entrance is the second turning down a tarmac drive which takes you to the property.

**what3words:** ///stunner.clapper.workloads - top of the drive

## General

**Local Authority:** Waverley Borough Council

**Services:** Mains water, electricity and gas 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 H

**EPC Rating:** D

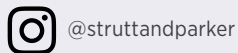
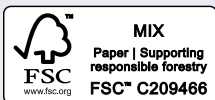
## Haslemere

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