

# Circles

Square Drive, Haslemere, Surrey





## A unique, individually designed detached five bedroom family home set in 2.3 acres, in a sought after location.

An impressive architect-designed family home featuring generously proportioned accommodation, modern amenities and neutral decor throughout, the whole combining to provide a practical and cohesive living and entertaining environment. The property is located on a sought after private road in the South Downs National



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**2.3 ACRES**



**FREEHOLD**



**OUTSKIRTS OF TOWN**



**3,326 SQ FT**



**GUIDE PRICE  
£1,995,000**

### The property

Circles is an impressive architect-designed white rendered detached family home offering more than 3,300 sq ft of light filled flexible accommodation arranged predominantly over two floors, and configured to provide a practical and cohesive living and entertaining environment, featuring generously proportioned accommodation.

The accommodation flows from a reception hall, featuring bi-fold doors opening onto the terrace, leading into a spacious drawing room with double French doors that provide further terrace access. On the opposite side, a generous circular dining room has a round central sky lantern, exposed wooden flooring and additional French doors opening onto the terrace. The stylish kitchen has contemporary high-gloss wall and base units, sleek work surfaces and splashbacks alongside modern integrated appliances. The 21ft breakfast room has angled roof glazing and French doors to the terrace. Stairs rise to an inner hall, with

useful cloakroom and storage/linen, giving access to a spacious study with bespoke shelving, and to the principal bedroom suite, with fitted dressing area and fully tiled en suite shower room. A separate staircase leads to the property's four remaining double bedrooms. Two are accessed from a lower ground floor hallway, with fitted utility room and family bathroom, both having fitted storage and an en suite cloakroom. A glazed corridor, with garden access, leads to the two remaining bedrooms, both with patio doors to a delightful courtyard terrace with water feature, and a contemporary family bathroom.

### Outside

Set well back from the road, the property is approached over a sweeping tree-lined driveway, providing parking and access to a link-attached double garage, two stores and a workshop. The well-maintained parkland-style garden is laid mainly to gentle-sloping lawn bordered by mature shrubs and trees. The wraparound terrace is ideal for entertaining.













## Location

Circles occupies a private South Downs location near to the village of Fernhurst with its village green overlooked by a pub, church, cricket green and pavilion, primary school and local shops, including Post Office and chemist. Haslemere offers extensive quality shopping together with numerous restaurants, cafes, pubs and bars plus leisure amenities including a tennis club and leisure centre. The surrounding countryside is ideal for sporting and country pursuits: the area offers numerous golf courses, racing at Goodwood and Fontwell, polo at Cowdray Park, sailing at Frensham Ponds and at Chichester and walking and riding in 965 acre Blackdown. Communication links are excellent : Haslemere station (2.6 miles) provides regular trains into London Waterloo (52 minutes) and the A3 gives access to the south coast and M25 road network.



## Distances

- Fernhurst 1.4 miles
- Haslemere High Street 2.3 miles
- Chichester 18.6 miles
- London Heathrow 38.1 miles
- Central London 48.2 miles

## Nearby Stations

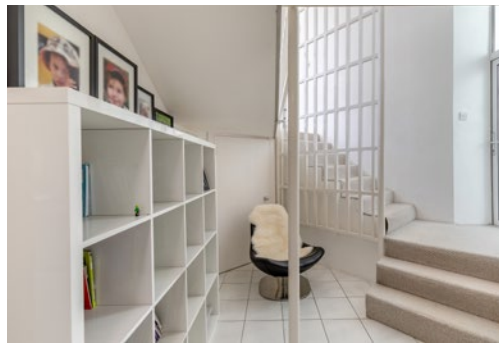
- Haslemere

## Key Locations

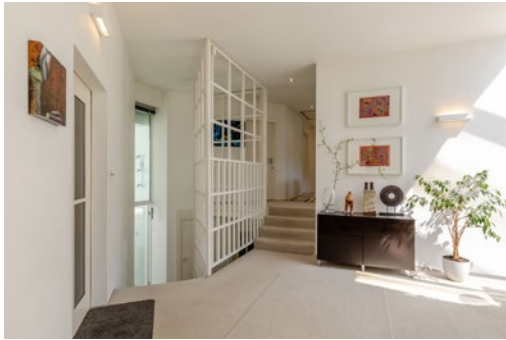
- Devils Punch Bowl & Blackdown
- Petworth House & Park
- Cowdray Ruins
- Hollycombe Steam in the Country
- Winkworth Arboretum

## Nearby Schools

- St Ives, St Edmunds
- Highfied & Brookham, Amesbury
- Churchers



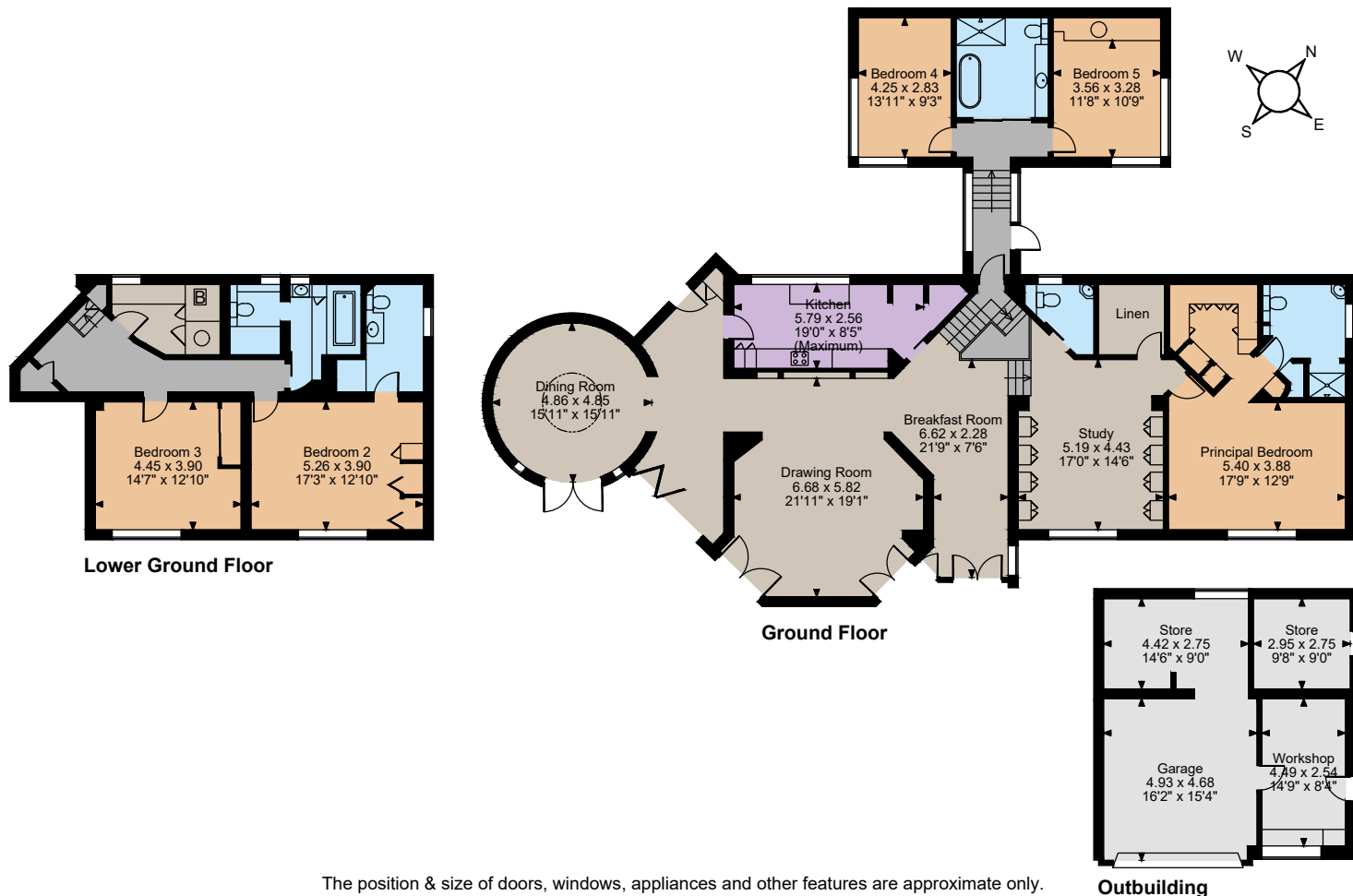












The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House 3,326 sq ft (309 sq m)

Outbuilding 624 sq ft (58 sq m)

For identification purposes only.

## Directions

GU27 3LW

**what3words:** [///speeded.intent.manhole](#) - brings you to the driveway

## General

**Local Authority:** Chichester District Council

**Services:** Mains electricity and water, LPG for central heating and hot water. 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:** E

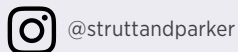
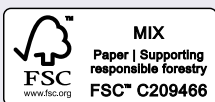
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## Haslemere

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