



# Barcham House

Tilford Road, Hindhead, GU26 6SJ



BNP PARIBAS GROUP

## An attractive five bedroom detached property with generous gardens located in a quiet no-through road

A generously-proportioned double-fronted family home with modern amenities, and neutral décor throughout. It is located footsteps from the Devil's Punch Bowl, owned by the National Trust, in an Area of Outstanding Natural Beauty, at the heart of a sought-after Surrey village, easily accessible to local and town centre amenities and the station.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS CLOAKROOM**



**DOUBLE GARAGE**



**1 ACRE GARDEN**



**FREEHOLD**



**RURAL**



**3,528 SQ FT**



**GUIDE PRICE  
£1,875,000**

### The property

Barcham House is a handsome double-fronted family home offering almost 3,200 sq ft of flexible accommodation. Designed to provide an elegant yet practical environment for both living and entertaining, the accommodation features large windows to take full advantage of the lovely garden views. From the porch and a welcoming entrance hall, with exposed wooden flooring and a useful cloakroom, the accommodation has a natural flow. The spacious dual-aspect sitting room with rear-aspect bay window, has a Bath stone fireplace, and double doors opening to a well-proportioned, dual-aspect study with French doors to the south facing terrace. This, in turn, gives access to a generous front-aspect snug with a distinctive corner fireplace.

The ground floor accommodation is completed by a generous kitchen/dining room with a front-aspect bay window, exposed wooden flooring, and a range of bespoke wall and base units including a central island; complemented by a butler's sink, triple Aga, and modern integrated appliances all adding to the appeal. From here, doors lead to a fitted utility room and a walk-in pantry, as well as a separate boot room with an interconnecting wine cellar.

From the entrance hall a turned staircase rises to a generous first floor landing with useful storage. The dual-aspect principal bedroom has fitted storage and a contemporary en suite shower room. There are four further well-proportioned bedrooms, three with built-in storage, and a modern family bathroom, with access to useful eaves storage. On the second floor the property benefits from two inter-connecting vaulted loft rooms, suitable for a variety of uses including conversion to additional accommodation if required, subject to the usual consents.









## Outside

Occupying a generous plot and having plenty of kerb appeal, the property is approached through a five-bar gate over a gravelled driveway, providing ample private parking and giving access to the double garage. The generous well-maintained garden, a particular feature of the property, is laid mainly to level lawn bordered by well-stocked shrub beds and hedging and features numerous seating areas and a generous wraparound paved terrace, ideal for entertaining and al fresco dining. There is also an additional area of woodland, the whole screened by mature trees giving privacy and seclusion. Opposite the drive is a path which takes you moments to reach the Devil's Punchbowl, a fantastic playground for country walks, mountain-biking and dog walking.

## Location

The Surrey village of Hindhead, with its thriving local community and wide range of shopping, service, and leisure amenities, is surrounded by acres of protected countryside owned by the National Trust including the Devil's Punchbowl, a designated Area of Outstanding Natural Beauty. The historic settlement of Beacon Hill also has a good range of amenities including local shopping, churches, dentists, a restaurant, pharmacy, primary school, and golf club. More extensive shopping, leisure and sporting facilities can be found in Grayshott, Haslemere, Farnham and Guildford.

Communications links are excellent: Haslemere station (3.4 miles) provides regular services to major regional centres and London Waterloo and the A3 gives easy access to the south coast and to connections with the M25 road network, giving further access to London and its airports.



## Distances

- Beacon Hill 0.9 mile
- Grayshott 1.4 miles
- Haslemere 3.6 miles

## Nearby Stations

- Haslemere

## Key Locations

- Cowdray Ruins
- Petworth House and Park
- South Downs National Park
- West Dean Gardens
- Devil's Punch Bowl & Hindhead Common

## Nearby Schools

- St. Edmund's
- Amesbury
- St Ives School







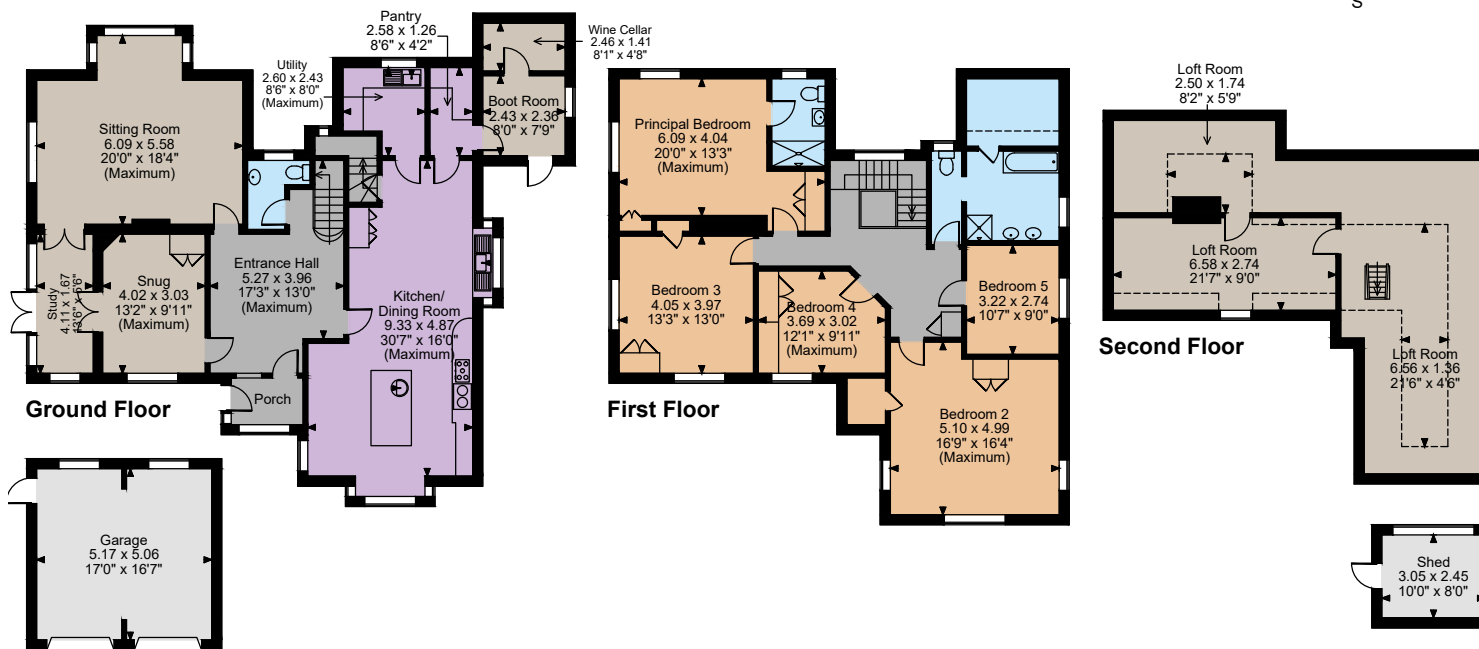












The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 3,166 sq ft (294 sq m)

Garage internal area 282 sq ft (26 sq m)

Shed internal area 80 sq ft (7 sq m)

Total internal area 3,528 sq ft (328 sq m)

For identification purposes only.

## Directions

GU26 6SJ

From Haslemere town follow Lower St/B2131 for 1.2 miles and continue for a further 2.1 miles on the Hindhead Rd/A287. At the roundabouts head straight onto Tilford Road/A287 and after 0.4 miles take a slight right to continue on Tilford Road, taking an immediate right onto a private, no through road and Barcham House is found further down on the left.

what3words: ///objective.left.committee

## General

Local Authority: Waverley Borough Council

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

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

Council Tax: Band G

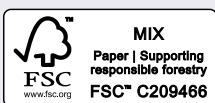
EPC Rating: D

## Haslemere

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