



Westend Barn, West End Lane, Haslemere, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Westend Barn West End Lane, Haslemere, Surrey GU27 2EN

A magnificent Grade II Listed converted barn with bespoke styling, luxury fittings and a beautiful garden

Haslemere town centre 2.9 miles, Haslemere mainline station 3.3 miles (53 minutes to London Waterloo), Central London 41 miles

Reception hall | Sitting area | Dining area | Study
Gym | Kitchen | 2 Utility rooms | Cloakroom
Principal bedroom with dressing room & en suite
shower room | 4 Further bedrooms en suite,
1 with dressing room | Boiler room | Storage
Lightwell garden | Courtyard | Garden | 2 Bay
open car barn | EPC rating C

The property

Westend Barn is a beautiful Grade II Listed converted, courtyard style barn, offering over 5,500 square feet of stunning, luxury accommodation. Dating originally from the 17th century, the property has been imaginatively and sympathetically designed to create a magnificent, bespoke, modern home with stylish, contemporary décor throughout, whilst retaining the splendour and charm of the original barn.

On the ground floor, the main living space is the impressive 46ft sitting and dining area, with its double-height vaulted ceiling and exposed timber beams, elegant wood burning stove and dual aspect, double-height windows, bathing the room in natural light. At the heart of the home is the bespoke kitchen with large central island, breakfast bar, shaker-style units, integrated appliances and marble work tops.

All five bedrooms are generous doubles and are all en suite. There are three bedrooms on the ground floor, two of which have double doors opening out onto the courtyard; one with a walk-in wardrobe and one with a romantic, freestanding roll top bath. Stairs from the main barn lead to a galleried landing and a further elegant bedroom with built-in storage. The opulent principal bedroom suite boasts beautiful wooden parquet flooring, luxurious walk-in shower and extensive dressing room and storage.

The lower ground level, which ingeniously connects the barns, provides further highly attractive living space and features vaulted brick archways, skylights and a central lightwell garden. Of particular note is the splendid wood panelled study. The gym and utility/laundry room are also on this floor.

Outside

With pristine landscaped gardens, including a south facing, central paved courtyard ideal for outside entertaining, Westend Barn offers peace and tranquillity in an idyllic semi-rural setting. The courtyard has raised beds and a wooden pergola providing a shaded seating area, while the sunken lightwell garden is located below the courtyard area. The gardens to the front and side of the property include level lawns, paved and gravel pathways and terracing, well-maintained hedgerows, an ornate water feature and various young and mature specimen trees. The gravel driveway provides access to the property, as well as plenty of parking space in addition to the detached double open car barn.

Location

The property is set in a peaceful rural position, three miles from Haslemere town centre and within easy reach of the town's local amenities and mainline station. Haslemere town provides a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities and a mainline station.













Floorplans
House internal area 5,554 sq ft (516 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8555432/SS

There is a fine selection of schools in the area including St Ives, St Edmunds, The Heights, Highfield, Brookham, Amesbury and the Royal School (both junior and senior). Sporting facilities include golf at Liphook and West Surrey, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.

Directions

From Haslemere, take the B2131/Petworth Road away from the town centre and after 1.7 miles, turn left onto Killinghurst Lane. After 0.8 miles, turn left onto West End Lane, and you will find the property on the right after 0.4 miles.

General

Local Authority: Waverley Borough Council
Services: Mains electricity and water. Private drainage which we believe complies with the regulations. Oil-fired central heating.
Council Tax: Band H
Tenure: Freehold
Guide Price: £3,450,000

Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

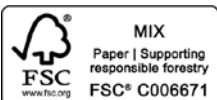
01428 661077

haslemere@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2023. Particulars prepared June 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited