



Red Gables

Weydown Road, Haslemere, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An elegant four bedroom period property with delightful gardens in a sought-after location, close to amenities.

An attractive period family home with quality fixtures and fittings and elegant neutral décor throughout. Located on a prestigious road, within close proximity of excellent town centre amenities and main line station, with services to London in less than an hour.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



0.762 ACRES



FREEHOLD



EDGE OF TOWN



2,957 SQ FT



**GUIDE PRICE
£1,750,000**



The property

Red Gables is a substantial portion of a period family home offering 2,957 sq ft of light-filled, flexible accommodation arranged over three floors. Configured to provide an elegant and practical living and entertaining environment, the property sensitively combines generously-proportioned rooms, neutral décor and modern amenities with period features including leaded casement glazing and original plasterwork including some dado rails.

The accommodation flows from a spacious and welcoming reception hall with useful storage and a cloakroom. The triple aspect L-shaped drawing room has a corner glazed bay, feature open fireplace and an inter-connecting study, with large picture glazing overlooking the garden to two aspects and a glazed door to the terrace. The drawing room opens into a dining room with fitted corner storage and French doors to the terrace. Double doors from the dining room open to a part-vaulted rear aspect kitchen/breakfast/sitting room featuring flagstone-tiled flooring throughout.

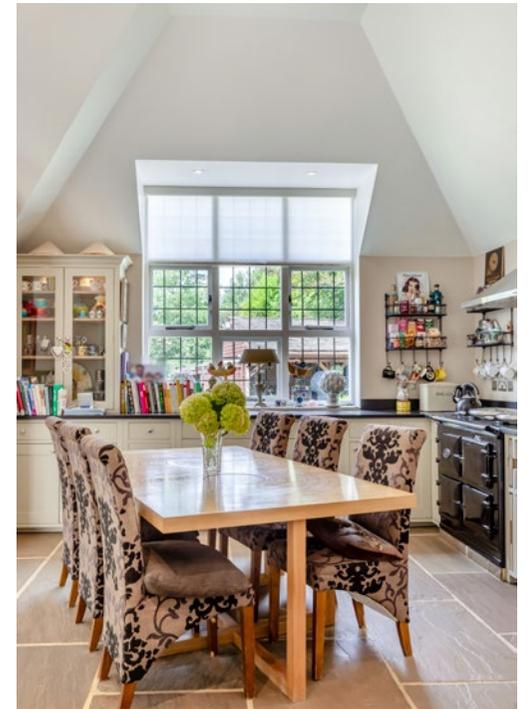
The bespoke fitted kitchen has a range of wall and base units, large central island, complementary worktops and splashbacks, Belfast sink, Aga, modern integrated appliances and a neighbouring fitted utility room with a door to the rear driveway. The vaulted breakfast area has space for a table for more informal meals and a step down to a vaulted triple aspect sitting room with French doors to the terrace.

On the first floor a generous landing with further useful storage gives access to a principal bedroom with extensive built-in storage and an en suite bathroom with corner bath. There are two further double bedrooms, both with fitted storage, and a modern family bathroom. Stairs lead to the vaulted second floor, with the property's remaining double bedroom. It benefits from eaves storage, an en suite bathroom and a door to an extensive loft area, suitable for a variety of uses.

Agents note : Planning permission approved to replace existing car barn with new garage building and one bed annexe. Ref: WA/2023/01096.







Outside

Having plenty of kerb appeal, the property is approached over a gravelled pedestrian path leading to the front door, with a hedge-lined gravelled rear driveway providing private parking and access to a detached outbuilding incorporating a double garage and log store. An adjacent five bar gate opens to an attached open-sided store.

The generous well-maintained wraparound garden is laid mainly to lawn interspersed with specimen trees and bordered by well-stocked flower and shrub beds and mature hedging. The spacious paved side terrace is ideal for outside entertaining.

Location

Haslemere offers extensive quality high street and independent shopping, supermarkets including Waitrose, restaurants, cafés, pubs, bars, a tennis club, leisure centre and two hotels with spas. 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 Blackdown, approximately 965 acres of National Trust-owned pine- and heather-covered forest, ideal for riding and walking. Transportation links are excellent: Haslemere station (0.5 mile) offers regular trains into London Waterloo in around 50 minutes, and the A3 gives access both to the south coast and to connections with the M3 and M25 motorways, giving further access to London and its airports.



Distances

- Haslemere town centre 1 mile
- Godalming 9.4 miles
- Farnham 11.7 miles
- Guildford 15.3 miles

Nearby Stations

- Haslemere

Key Locations

- Haslemere Educational Museum & Swiss Barn Farm
- Devil's Punch Bowl & Hindhead Common
- Blackdown Hill
- Hollycombe Steam in the Country
- Winkworth Arboretum
- Petworth House and Park
- South Downs National Park
- Cowdray Ruins

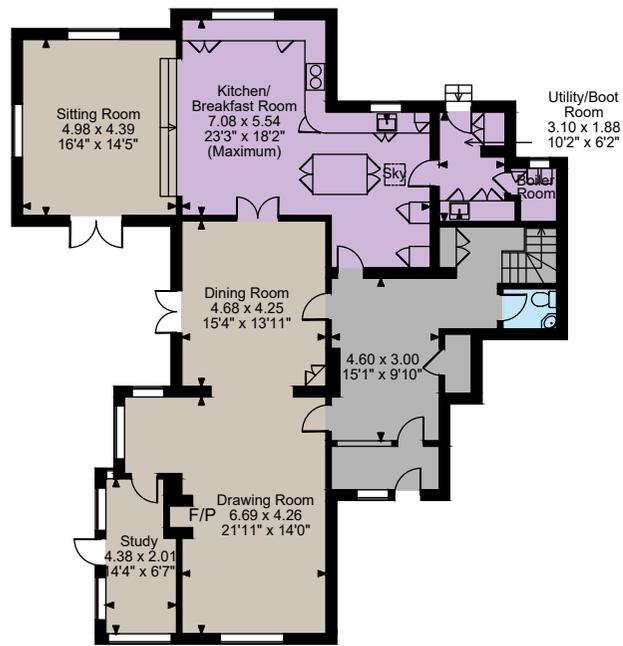
Nearby Schools

- Shottermill Infant and Junior Schools
- Woolmer Hill School
- Highfield and Brookham Schools
- St. Ives
- Amesbury
- St. Edmund's School
- King Edward's School
- Charterhouse

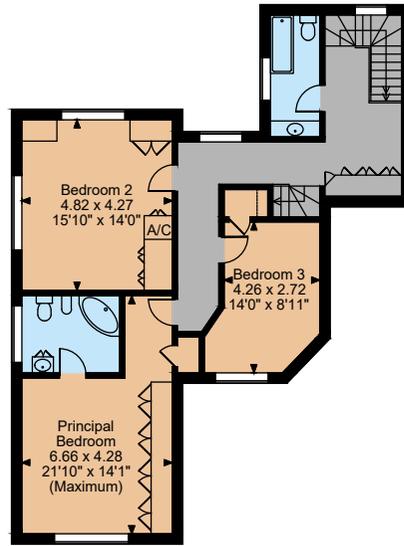




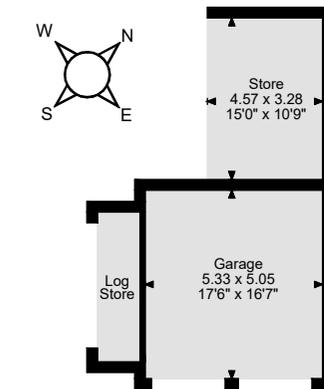




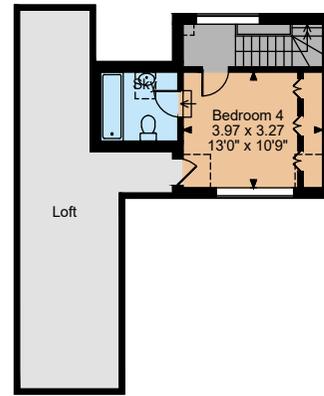
Ground Floor



First Floor



Outbuilding



Second Floor

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 2,957 sq ft (275 sq m)

Garage/Store internal area 462 sq ft (43 sq m)

Total internal area 3,419 sq ft (318 sq m)

For identification purposes only.

Directions

GU27 1DS

From Haslemere head northwest on High Street/A286 toward College Hill and take a slight right onto Lower Street/B2131. After 0.6 miles turn right onto Weydown Road and then a further 0.3 miles you will find Red Gables on the left hand side, through some wooden gates.

what3words: ///pretty.needed.chill - brings you to the driveway

General

Local Authority: Waverley Borough Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band G

EPC Rating: D

Planning: Prospective purchasers are advised that they must make their own enquiries of the Local Planning Authority.

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

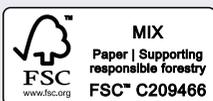
Haslemere

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