



WITHERDEN, WEYDOWN ROAD, HASLEMERE



A PRIME, PRIVATE POSITION CLOSE TO THE HEART OF HASLEMERE

A beautifully positioned family home on one of the most sought-after addresses in Haslemere town.

   EPC
6 3 5 D

Local Authority: Waverley Borough Council

Council Tax band: H

Tenure: Freehold

Gardens and grounds: 2.667 acres

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

Double garage | Gym | Workshop | Two greenhouses | Machinery store | Fruit and vegetable cages | Pavilion | Swimming pool plant building



THE PROPERTY

Witherden was commissioned for the Lovelace family in 1935, with the build being finished in 1937. As such, the property is one of the original houses on Weydown Road and still occupies its original plot of over 2.5 acres.

The property was significantly extended by the current owners in 1995 and is now fit for purpose as a modern family home, with a wealth of accommodation laid out over two floors.

The older part of the house still benefits from some original period features, and all the principal reception rooms face just south of west and look over the sun terraces to the formal gardens beyond. Of particular note is the original oak-panelled sitting room with open fireplace, and the snooker room in the new wing which is an excellent size and would serve beautifully as a media room.





BEDROOMS AND BATHROOMS

The first floor is thoughtfully arranged to provide generous accommodation for family living and guests alike. The principal bedroom benefits from a dedicated dressing area and a well-appointed en-suite bathroom, while the guest bedroom also enjoys its own en-suite facilities.

Four further well-proportioned bedrooms are served by a family bathroom, complemented by a separate first floor W.C. Practical storage is well considered with a store room and two airing cupboards, ensuring the home combines comfort, functionality, and ample space for modern living.





GARDENS AND GROUNDS

Outside, the property is entered via timber electric gates, leading to a parking area for numerous cars and the detached garage and workshop. The remainder of the grounds to the front of the house are wonderfully mature and provide excellent privacy.

To the rear, sun terraces lead directly off the back of the property, which then step down onto the formal lawns which fall gently away to the south west. The gardens are divided into several distinct areas by mature shrubs and specimen trees. The property benefits from two greenhouses and fruit and vegetable cages which together make for an excellent kitchen garden. The heated swimming pool lies just off the rear of the house and is fenced for safety, while the tennis court / croquet lawn lies to rear of the second garden, just before a parcel of woodland.





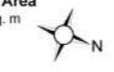
SITUATION

Witherden occupies a prime, private position on Weydown Road close to the heart of Haslemere town. For the commuter, Haslemere train station provides fast rail services direct to London Waterloo (approximately 56 minutes). By road, the A3 can be accessed at either Hindhead or Milford providing access to the national motorway and to Heathrow and Gatwick airports. Haslemere is well served educationally, with an excellent choice of schools in the area, including Camelsdale and St Bartholemew's Primary Schools and St Ives in Haslemere, St Edmund's and Amesbury at Hindhead, and Brookham and Highfield Schools in Liphook. Other schools in the area include Charterhouse in Godalming and Barrow Hills at Witley. Sporting facilities in the area include golf at Hindhead, Liphook and Chiddingfold, racing at Goodwood and Fontwell, golf and polo at Cowdray Park and sailing off the south coast at Chichester.





Approximate Gross Internal Area
 Main House 5,721 sq. ft / 531.48 sq. m
 Garage 657 sq. ft / 61.05 sq. m
 Total 6,378 sq. ft / 592.53 sq. m



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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