



Woodlands, Woolmer Hill Road, Haslemere, Surrey

Woodlands

Woolmer Hill Road, Haslemere, Surrey GU27 1QA

An attractive and charming family home, set in approximately 0.25 acres, convenient for Haslemere town and mainline station

Haslemere High Street 2.0 miles, Haslemere station 1.6 miles (London Waterloo 52 minutes), London Heathrow Airport 34.7 miles, central London 46.5 miles

Sitting/dining room | Kitchen/breakfast room
Utility area | Principal bedroom with en-suite bathroom | 1 Further bedroom | Bathroom
Bedroom 3/study | Garden | EPC rating D

The property

Woodlands is an attractive and versatile single storey property which has been lovingly extended by the current owner.

The kitchen/breakfast room offers a range of contemporary wall and floor units with a central island breakfast bar, quartz worktops, integrated appliances, fitted utility area and access to a rear courtyard garden. Open plan living is encouraged with bi-fold doors leading to the spacious sitting and dining room with wooden floors and bi-fold doors across the rear of the house create an ideal inside-and-out family and entertaining space. The accommodation is completed by a generous principal bedroom with fitted wardrobes and en-suite bathroom, bedroom 2 and bedroom 3/study are serviced by the family bathroom.

Outside

The property is approached via a shingle driveway providing parking for several vehicles, the driveway also benefits from a five-bar gate to the garden.

The well-maintained landscaped garden, a particular feature of this property, is laid mainly to level lawn bordered by mature flowerbeds and features a gravelled seating area and a large decked terrace, ideal for entertaining and al fresco dining, together with a part-walled courtyard garden off the kitchen.

Location

Woodlands is situated on the borders of Surrey, Hampshire and West Sussex with easy access to Haslemere which offers extensive quality High Street and independent shopping facilities including Waitrose, M&S Food and Tesco together with a good selection of restaurants, cafés and pubs.

There are excellent leisure amenities including a tennis club, leisure centre and two hotels with spas. The surrounding countryside comprises a mixture of woodland and farmland ideal for sporting and country pursuits and the general area is ideal for the keen golfer, with easy access to courses at Hindhead, Liphook, Cowdray Park and Chiddingfold, and also boasts racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester. Haslemere has the added benefit of Blackdown, an area of approximately 965 acres of pine- and heather-covered forest owned by the National Trust, providing outstanding views and excellent opportunities for riding and walking.





The general area is renowned for its range of state schools including Shottermill Infant School (rated Outstanding by Ofsted), Shottermill Junior School and Woolmer Hill School while nearby independent schools include The Royal, Amesbury, St. Edmund's and St. Ives as well as King Edward's, Aldro Prep School and Charterhouse.

Directions

From Strutt & Parker's Haslemere office, head south on High Street (A286) and at the roundabout take the 2nd exit to stay on A286. Continue straight onto Lower Street (B2131) and stay on this road for 1.2 miles. Continue onto Hindhead Road (A287), then bear left onto Critchmere Hill. Continue onto Woolmer Hill Road, then after 0.6 mile turn right. Turn immediately left, then turn right. After 0.1 mile Woodlands can be found on the right-hand side.

General

Local Authority: Waverley Borough Council

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

Mobile Phone Coverage/broadband:

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

Council Tax: Band F

Tenure: Freehold

Guide price: £775,000

Haslemere

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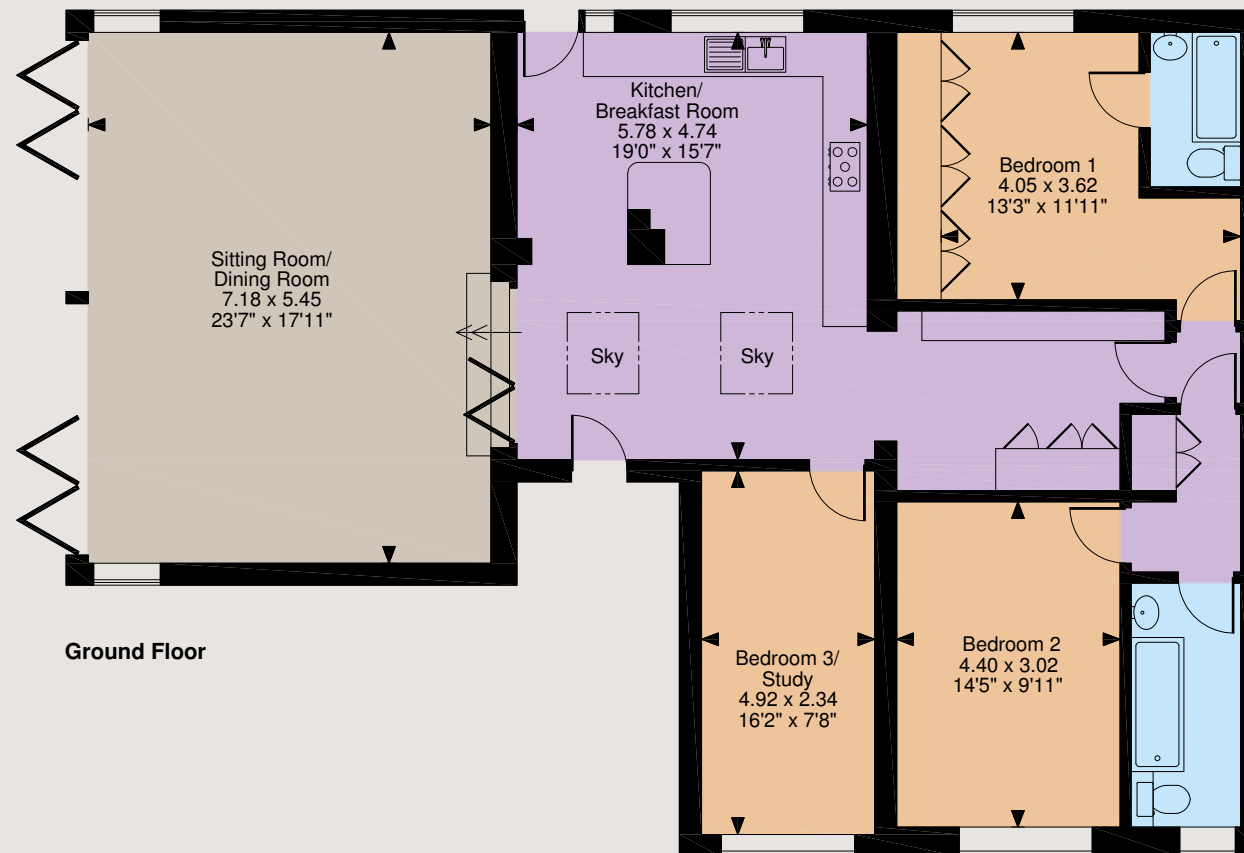
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Floorplans
House internal area 1,445 sq ft (134 sq m)
For identification purposes only.



Ground Floor

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

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