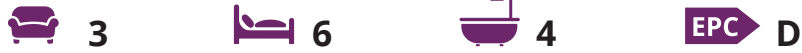






High Beech

A substantial detached 'Arts & Crafts' home set in stunning grounds on the rural fringes of Haslemere.



- ▶ Substantial 'Arts & Crafts' Home Built Circa 1913
- ▶ Annexe Potential With Separate Ground Floor Staircases
- ▶ Six Bedrooms, Four Bathrooms & Large Loft Area
- ▶ Garden Room & Loggia
- ▶ Long Driveway With Ample Parking
- ▶ Large Dual Aspect Drawing Room & Glorious Dining Room
- ▶ Kitchen With Pantry, Utility Room & Separate Cloakroom
- ▶ Potential To Extend & Update (Subject To The Usual Consents)
- ▶ Double Garage & Workshop
- ▶ Superb Mature Grounds

An attractive and spacious 'Arts & Crafts' home with mature gardens backing onto Square Drive, set in an elevated position just outside the picturesque village of Fernhurst.

The accommodation offers great potential to update and modernise to create a generous family home yet already enjoys a bright and welcoming feeling that comprises: an entrance porch leading to a reception hallway, that gives access to a dual aspect drawing room, rear aspect dining room and garden room. The kitchen/breakfast room then has a utility, laundry room and boot room. A cloakroom completes the ground floor. With a particular point of feature being two separate staircases to the first floor, enabling the ability to create an annexe space or separate wing if required.

Upstairs from a 19ft sized landing are five great sized bedrooms, two being en-suite and the main bathroom. On the top floor is a sixth bedroom with en-suite and dressing area. A useful loft area on this floor completes the accommodation and has been used as an office space.









High Beech, Midhurst Road, Haslemere

Approximate Area = 4390 sq ft / 407.8 sq m

Limited Use Area(s) = 536 sq ft / 49.8 sq m

Garages = 351 sq ft / 32.6 sq m

Outbuilding = 262 sq ft / 24.3 sq m

Total = 5539 sq ft / 514.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Henry Adams. REF: 904482

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Garden & Grounds

Outside there is a shared drive that gives access to the property and the neighbouring High Beech Cottage. A separate drive then sweeps up to the house with ample parking to the front; continuing under the laurel arch is a double garage with adjacent workshop. The wonderfully landscaped rear gardens enjoy a southerly aspect and has areas of gently sloping lawn edged with well stocked herbaceous borders and shrubs. The stunning terrace, perfect for outdoor entertaining, runs across the back of the property. To the east side there is a pretty kitchen garden, ideally positioned for growing home produce. The numerous specimen trees and shrubs provide interest and colour through the seasons and includes the stunning Maple standing majestically off the main drive as you approach the property. The landscaped garden, grounds and ancient woodland are circa 1.7 acres.

Location

The property is situated on the rural fringes of Haslemere. The nearby village of Fernhurst offers day to day shops and facilities including a popular primary school, newsagent/general store, greengrocers, chemist, restaurants and an excellent pub on the green by the church. Stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking and riding enthusiasts to enjoy. Haslemere is a short drive away and has a wider range of shops, restaurants and coffee houses and leisure facilities including The Haslemere Leisure Centre. There are good road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes.

Directions & Services

SAT NAV: GU27 3LL What3words: idea.represent.cupboards

Council Tax Band - Chichester District Council - Band H

N.B Please note the property is on a septic tank. This is shared with the neighbour and located in their garden (We understand the costs and Maintenance are split).

Services: mains gas, electrics and water



