





Cary House

Stunning detached home in this highly prized private lane.



- ▶ **Highly Prized Private Road Location**
- ▶ **Sitting Room, Dining Room, Family Room & Sun Room**
- ▶ **Kitchen/ Breakfast Room Overlooking Garden**
- ▶ **Principal Bedroom With En-Suite**
- ▶ **Family Bathroom**
- ▶ **Attractive Detached Family Home**
- ▶ **Downstairs Cloakroom & Utility Room**
- ▶ **Beautiful & Well Maintained Level Front & Rear Gardens**
- ▶ **Three Further Bedrooms**
- ▶ **Garage With Workshop Space**

Cary House is a well-proportioned, four-bedroom, family home with large level garden, ample parking and a four-car garage, located in an exclusive private road within walking distance of the town and station.

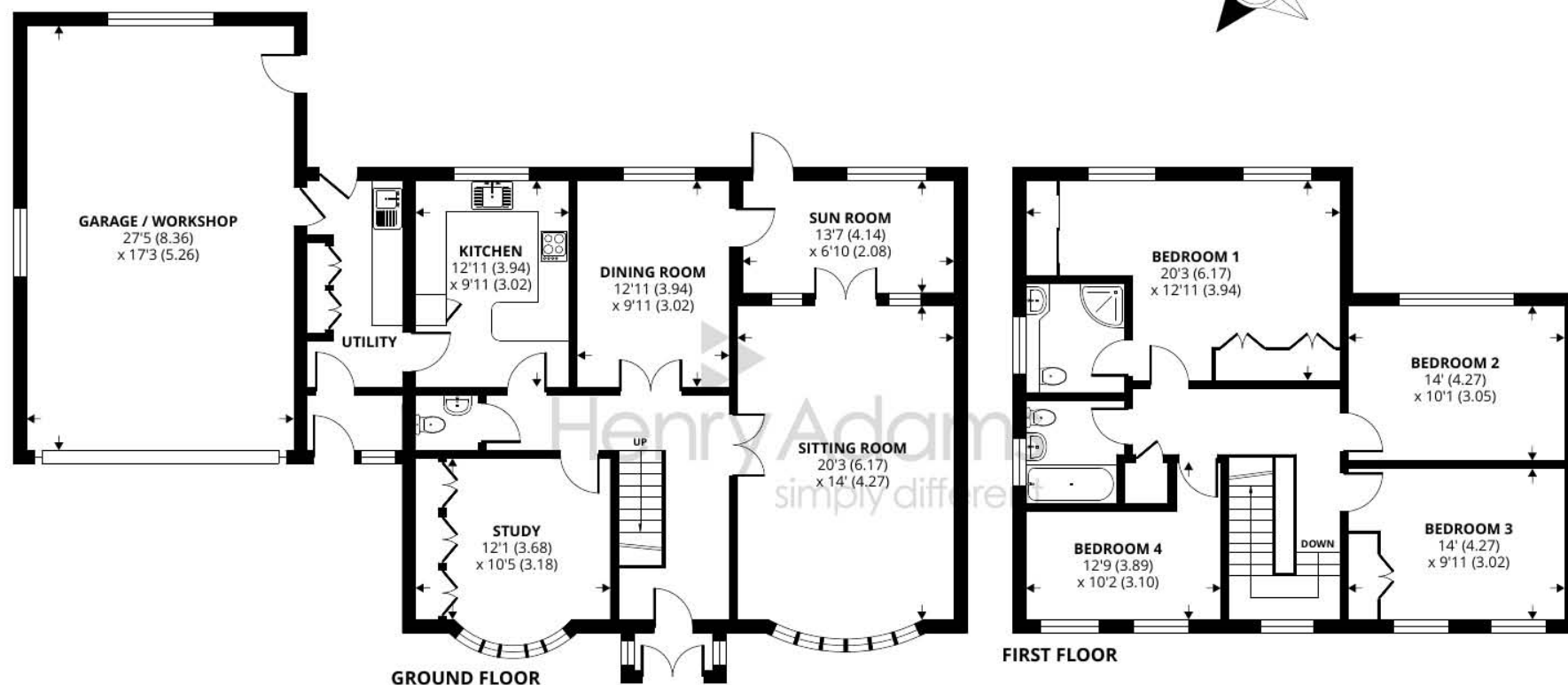
A double-glazed porch opens into a spacious entrance hall, where there is a downstairs cloakroom, stairs rising to the first floor and doors to the principal reception rooms. The generous sitting room features a double-glazed bay window to the front, parquet flooring, a fireplace and double doors that open into the sun room. The sun room overlooks the garden with a door opening onto the terrace and a connecting door to the dining room which also benefits from parquet flooring and views down the garden. At the front of the house is a spacious study again with bay window and wall to wall built-in cupboards. The kitchen/breakfast room has a breakfast bar and window over the garden and adjoins a useful utility room with sink, appliance space, built-in pantry cupboards and doors to the front and rear gardens. A further door leads through to the quadruple garage/workshop with a door to the garden.

The first floor of the house features a light and airy landing, four double-bedrooms and a family bathroom with the principal bedroom having his and hers built-in wardrobes a dressing area and an en-suite shower room.









Approximate Area = 2007 sq ft / 186.4 sq m
 Garage / Workshop = 473 sq ft / 43.9 sq m
 Total = 2480 sq ft / 230.3 sq m

For identification only - Not to scale



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 & Agents Notes

The front garden is mainly laid to lawn with a tarmac driveway providing ample parking that leads to the garage and gated side access leads to the rear garden which is level, mainly laid to lawn and benefits from a high degree of privacy with an expansive terrace across the back of the house, garden shed and greenhouse.

NB: We are advised the property is on a private road and the contribution for this is circa £270.00 per annum.

Waverley Borough Council: Band G

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Location

Conveniently situated within close proximity of Haslemere mainline station which offers a fast train service to London Waterloo in around 49 minutes. It is also very well located for Haslemere town centre which has a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking and riding enthusiasts to enjoy. There are popular golf courses at Hindhead and Liphook and leisure facilities including Voco at Lythe Hill and The Herons Leisure Centre. There are excellent schools locally both state and private for all ages.

Directions

SAT NAV: GU27 2PL

What3Words: cried.huskey.handlebar



