





Sunny Brae

A fabulous family home set in a secluded, yet accessible, position and surrounded by stunning countryside views.



- ▶ Fabulous Detached Family Home
- ▶ Rural Far-Reaching Views
- ▶ Family Bathroom
- ▶ Bay Fronted Sitting Room
- ▶ Principal Bedroom With Ensuite
- ▶ Off Street Driveway Parking
- ▶ Log Burner
- ▶ Under Floor Heating
- ▶ Cosy Snug
- ▶ Three Further Double Bedrooms

Sunny Brae, built in 1908, is a detached double fronted country house located in the pretty hamlet of Hammer Vale. Set in an elevated position enjoying spectacular far reaching rural views, this beautiful home really is something very special.

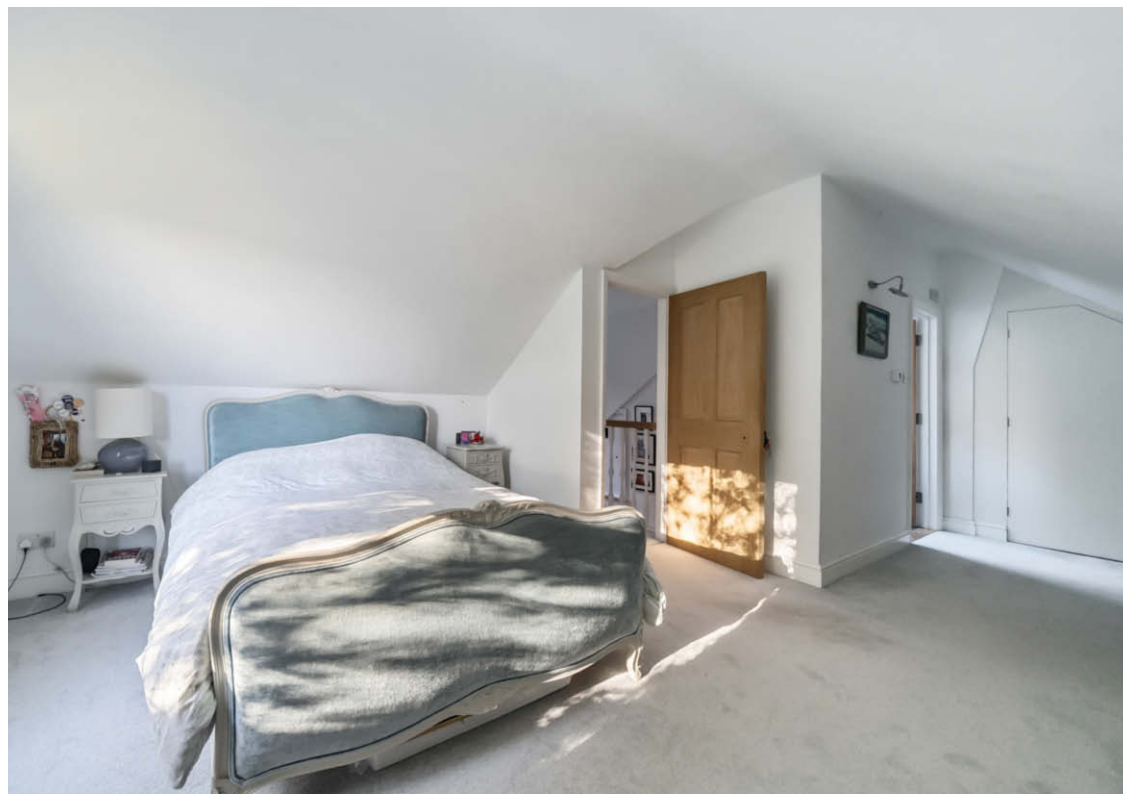
Modernised in recent years, Sunny Brae offers the conveniences of modern living whilst retaining the Edwardian charm expected from a property of this period. An air source heat pump provides under floor heating and bespoke double-glazed windows feature throughout.

The spacious, centrally positioned, light-filled hallway leads off to a stunning kitchen/dining/family room with larder, enhanced by large dual aspect windows and skylights providing spectacular views across the garden, fields and woodland beyond. Leading off from the other side of the hall is a bay fronted sitting room with open fireplace leading through to a cosy snug with log burner. At the end of the hall, you'll find a WC, utility room and rear access to the courtyard garden.

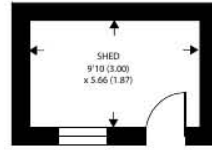
Upstairs, on the first floor, a generous landing leads to three double bedrooms, one with an ensuite shower room, and a family bathroom. On the second floor the principal suite features a well-appointed en-suite shower room and walk in wardrobe.



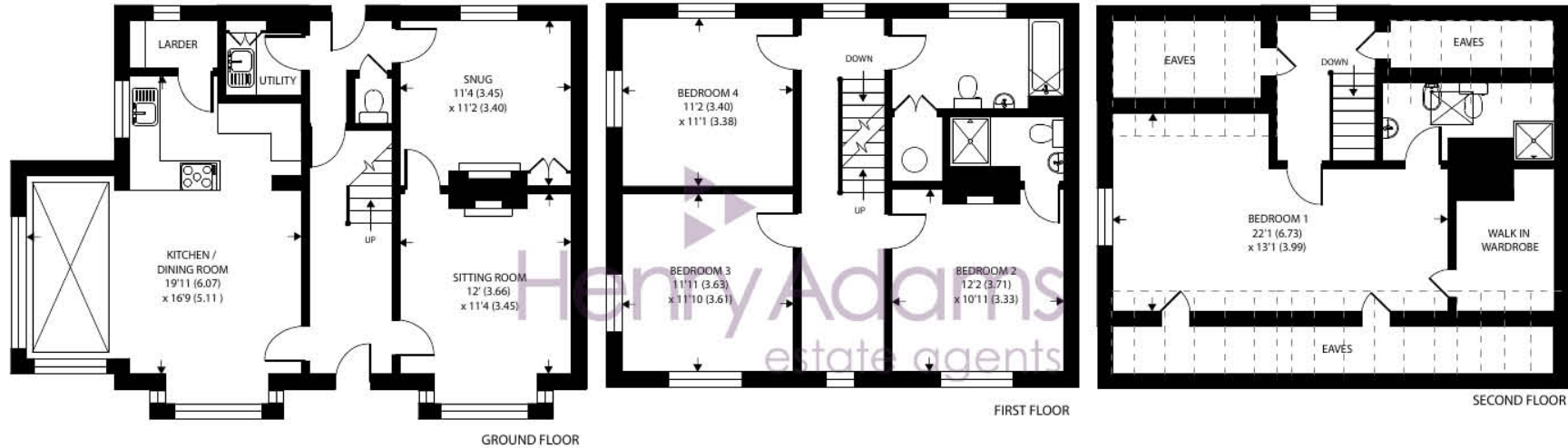




Denotes restricted head height



OUTBUILDING



Sunny Brae, Sandy Lane, Haslemere, GU27

Approximate Area = 1868 sq ft / 173.5 sq m

Limited Use Area(s) = 248 sq ft / 23 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 2176 sq ft / 202.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1214282

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.

Continued Text

Outside, a driveway offers off-street parking for several vehicles. Steps lead up to the front of the property through the beautifully landscaped tiered garden with patio area at the top, taking full advantage of the breathtaking views.

Mains: Electric, LPG gas powered hob. The property is on private drainage and has an air source heat pump.

Council Tax Band: G (£3538.21) East Hampshire District Council

Location

Sunny Brae is located in Hammer, on the rural outskirts of Haslemere, within the parish of Lynchmere and close to open countryside including the National Trust owned Hindhead Common, Devil's Punchbowl and Bramshott Common is situated directly behind the house and can be accessed from the footpath close to the property. The Prince of Wales PH in Hammer Vale is a short walk and nearby (4 minutes by car) you'll find the amenities of Camelsdale, which include Arnolds Garage, a convenience store and the popular Camelsdale Primary School, with Tesco and M&S Food located in nearby Weyhill. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots and Space NK, boutiques, restaurants, public houses and coffee bars. There are two sports centres; The Edge and Haslemere Leisure Centre along with facilities at the Voco Lythe Hill Hotel & Spa. There are excellent schools for all ages, both state and private, in the area. Haslemere main line station has a fast service into London Waterloo from 49 minutes and the short drive to the A3 creates easy connections to the M25, motorway network and south coast.

Directions

SATNAV: GU27 1QE // what3words: boots.refers.mystified

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