



An elegant family home in a stunning secluded position, including a swimming pool, tennis court, two bedroom cottage, small paddock and two stables

Woolmer Hill Road, Haslemere, Surrey, GU27

£12,000 pcm plus fees apply, Part Furnished, Unfurnished
Available from 01.12.2021

savills

- Four reception rooms
- Kitchen
- Five bedrooms
- Four bathrooms
- Two bedroom cottage
- Tennis court/swimming pool
- Paddock/stables

About this property

The house is well proportioned and has generous room sizes throughout, all looking out across the extensive grounds. In the heart of the house sits the kitchen/breakfast room with French doors folding doors to the large patio area, a long drawing room with a log burner, a dining room and a room currently being used as a gym which includes a shower room.

There are five bedrooms with the master bedroom suite being of a generous size with views overlooking the grounds, a dressing area and en suite. The property includes a well-maintained tennis court and swimming pool, a two bedroom cottage in good order, a small paddock and two stables, the grounds are approximately 10 acres and include a woodland area and more formal areas with a large patio by the house and pool. The house is well situated for access to the A3, the M25 and the national motorway network as well as Heathrow, Southampton and Gatwick airports. There is a good selection of schools in the area. Delightful countryside for walking and riding.

Local Information

Haslemere offers an excellent range of shopping for daily needs, whilst a more comprehensive range of shopping, leisure and cultural amenities may be found at Guildford and Chichester. A

main line railway station at Haslemere offers a fast and frequent service to London/Waterloo, with journey times from around 53 minutes. The A3 provides a link to the M25 for the airports and the national motorway network. There is a wide choice of both state and private schools within easy reach, including St Ives, The Royal, St Edmund's, King Edward's and Churchers College. Recreational opportunities includes golf at a number of local clubs, multi-activity sport centres at Haslemere and Godalming, polo at Midhurst, racing and flying at Goodwood and sailing at Chichester Harbour. In addition, the surrounding countryside offers miles of walking, cycling and riding.

Furnishing

Part Furnished, Unfurnished

Local Authority

Waverley Borough Council,
Godalming
Council Tax Band = H

Energy Performance

EPC Rating = B

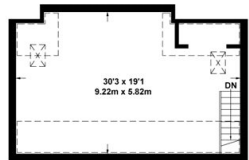
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office.
Telephone: +44 (0) 1483 796 830.

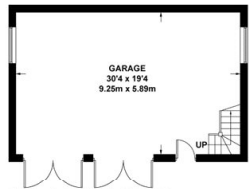




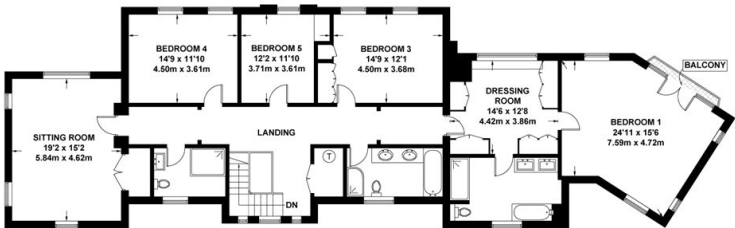
Woolmer Hill Road
Approximate Gross Internal Area = 414.8 sq m / 4465 sq ft
Garage = 107.3 sq m / 1155 sq ft
The Cottage = 78.3 sq m / 843 sq ft
Total = 600.4 sq m / 6463 sq ft



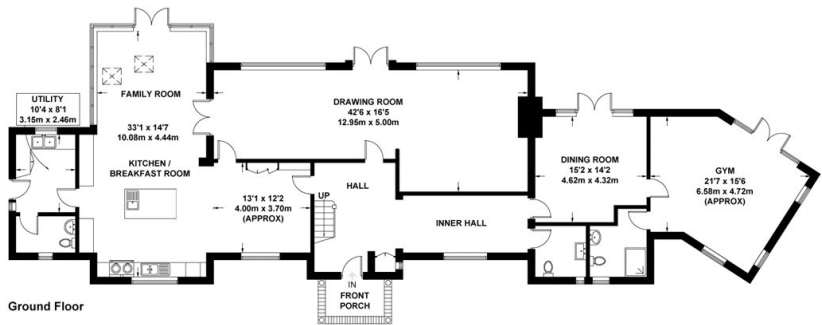
Garage - First Floor



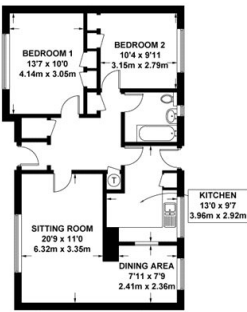
(Not Shown In Actual Location / Orientation)
Garage - Ground Floor



FIRST FLOOR



Ground Floor



(Not Shown In Actual Location / Orientation)
The Cottage

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	84	86
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20211019CHDV

