



SILVER TREES HOUSE

FARNHAM LANE • HASLEMERE • SURREY

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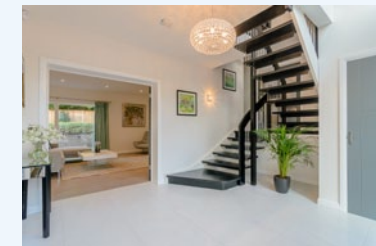


SILVER TREES HOUSE

Farnham Lane, Haslemere, Surrey

Contemporary five bedroom new build house of approximately 4,000 sq.ft of accommodation privately positioned in one of Haslemere's more sought after locations.

Five double bedrooms • Three reception rooms • LABC 10 year guarantee
Secluded private position behind electric gates • Excellent light throughout • In total over 4,000sq ft of accommodation • Underfloor heating • Excellent entertaining space
Haslemere station within one mile (London from 48 minutes)



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Description

Silver Trees is an outstanding new build house with a prestigious address built to a high specification with a focus on contemporary style and energy efficiency. Offering five double bedrooms and three spacious reception rooms, Silver Trees has an open, light layout with a fabulous use of glass to maximise the sense of space throughout.

Upon entering through a central hall flooded with light, the core of the house is a wonderful open plan family kitchen incorporating an informal sitting room (with separate double doors back into hall) and dining area. The bespoke German 'Rotpunkt' kitchen with an wide island creating a focal point, has a white quartz surface, induction hob, breakfast bar, Neff dishwasher, two Whirlpool ovens and combination microwave. Extra features such as a filtered water boiling tap, wine cooler and integrated fridge-freezer complete the modern stylish kitchen. The sitting room has a glass fronted remote controlled gas fireplace and sliding doors on to the rear terrace.

Steps lead up to the formal drawing room with a central remote controlled gas fireplace and sliding windows to the front. A useful study/extra reception room and laundry room (with back door) are positioned along the hallway with the study enjoying views over the garden and the laundry room, with Zanussi washing machines/tumble dryers, further built in storage and spaces for coats, dog beds and boots.

Steps lead up to the five bedrooms from the main reception hall. There is a magnificent guest bedroom of the first floor, benefiting from floor to ceiling windows with a large walk in shower en suite. The other two bedrooms on this level have the use of the large family bathroom with a bath and separate shower. All of the bedrooms have large fitted wardrobes.

Steps lead up to a second level with a fabulous master bedroom suite with gas fireplace, dressing room and en suite bathroom. A fifth double bedroom with en suite is also on this level with large walk-in shower.

Outside the garden has been carefully landscaped into zones. Ideal for entertaining, there is an impressive wide south west facing terrace for dining with glass balustrades and an impressive fire place.





Areas of lawn are bordered with semi mature hedging with an area of artificial lawn on the northern edge of the house perfect for play or use as a putting green. External wall lights add to the atmosphere and create beautiful evening shades. The driveway (which is under-heated for winter weather) is set behind electric gates (with video imagery) and leads down to a double garage with electric doors and a further storage room or gym with WC.

Location

Farnham Lane is one of Haslemere's prestigious addresses, a well established road leading to the edge of Haslemere.

Haslemere has a comprehensive range of amenities including a large Marks and Spencer, Waitrose and Tesco, excellent schools and mainline station, with journey times to London/Waterloo from about 48 minutes.

There is excellent access to both London Heathrow and Gatwick airports via the A3, accessed at Hindhead, this also provides a link to Guildford which has theatres, a wide range of national and independent retailers, cinemas and leisure facilities.

The area has much to offer the outdoor enthusiast, with excellent walking onto National Trusts owned commons accessed at the top of the lane, cycling and riding through a landscape much of which is designated as an Area of Outstanding Natural Beauty and is part of the South Downs National Park.

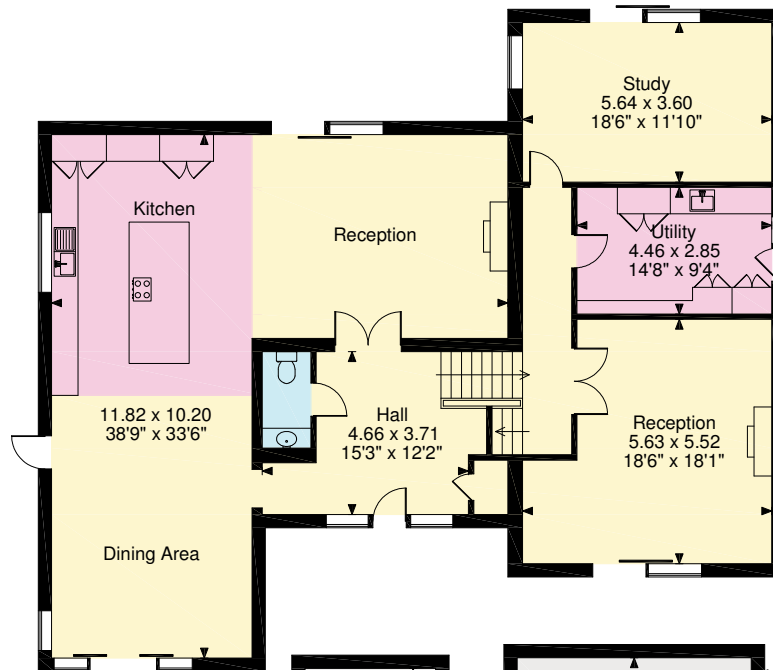
Racing is available at both Goodwood and Fontwell; polo at Cowdray Park; golf at Goodwood and Cowdray and sailing at Chichester Harbour.

Services

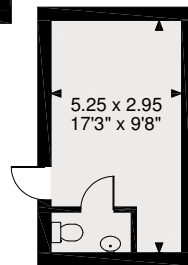
All services are in mains with private drainage.



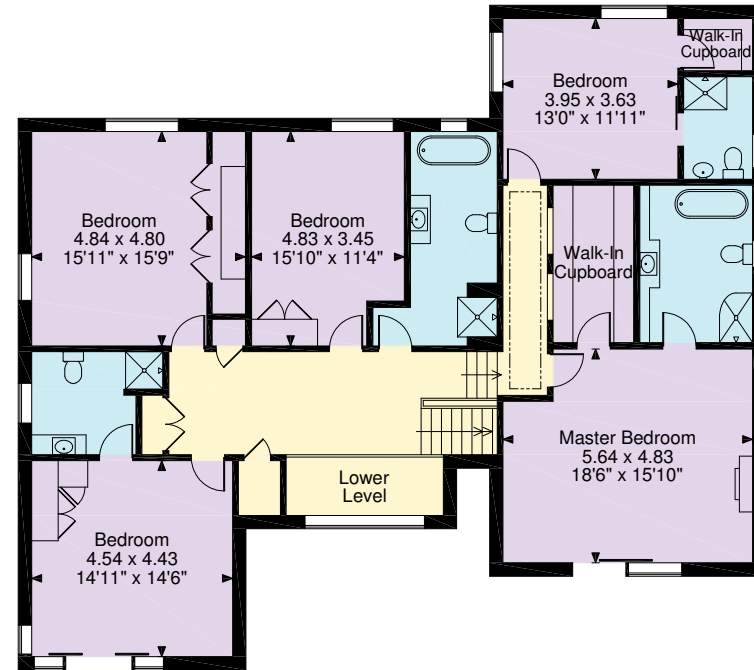
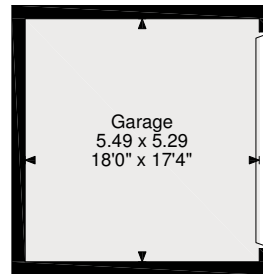
Farnham Lane, Haslemere, GU27 1EZ
Main House gross internal area = 3,703 sq ft / 344 sq m
Garage Building gross internal area = 480 sq ft / 45 sq m
Total gross internal area = 4,183 sq ft / 389 sq m



Ground Floor



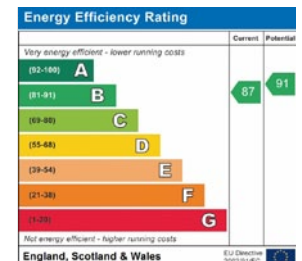
Floor Below Garage



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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