



Charming Grade II listed character cottage

42 Liphook Road, Haslemere, Surrey, GU27 1PA

Freehold



Kitchen/breakfast room • Sitting room and snug • Dining room • 4/5 bedrooms • 2 bath/shower rooms and WC • Well maintained gardens • Home office/studio • Detached double garage with additional parking

Local information

Haslemere offers an excellent range of amenities including independent shops, a Waitrose and M&S Foodhall, a selection of restaurants, banks and local societies.

The mainline rail station provides a fast and frequent service to London Waterloo, with journey times from about 48 minutes. Road communications are good, with the A286 and the A3, via the Hindhead tunnel, providing access to London, Portsmouth and the airports.

There is a good selection of schools in the area, including The Royal School, St Edmund's, St Ives, Amesbury, King Edward's, Prior's Field and Charterhouse.

Recreational opportunities include golf at a number of local clubs, The Edge and The Herons sport centres, polo at Cowdray, racing and flying at Goodwood and sailing at Chichester Harbour and Frensham Ponds. In addition, the surrounding countryside offers ample opportunities for walking, cycling and riding at the Devil's Punch Bowl and Hindhead Commons.

About this property

Dating from 1650 and later converted from a Public House in the 1970's, The Staff of Life House represents a charming character cottage situated in a sought after location in Haslemere town.

The property has retained many of its original features including

characterful beams with its Inglenook fireplace.

The well balanced accommodation comprises kitchen/breakfast room with gas fired AGA, traditional cabinetry and space for informal dining. The spacious sitting room with its Inglenook fireplace, adjoining snug and a dining room. The utility room and shower room complete the downstairs accommodation.

Four bedrooms and the family bathroom can be found on the first floor along with a fifth bedroom and adjoining study on the second floor.

The gardens have been well maintained by the current owners with an area of lawn, planted with an array of shrubs and mature trees with a pleasant seating area enjoying privacy and seclusion.

A notable feature is the detached barn style office/studio, an ideal space for home working. The property benefits from a detached double garage to the rear with space to park further vehicles on the wide driveway located to the side of the house.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 2518 sq ft

Outbuildings 372 sq ft

Total 2954 sq ft



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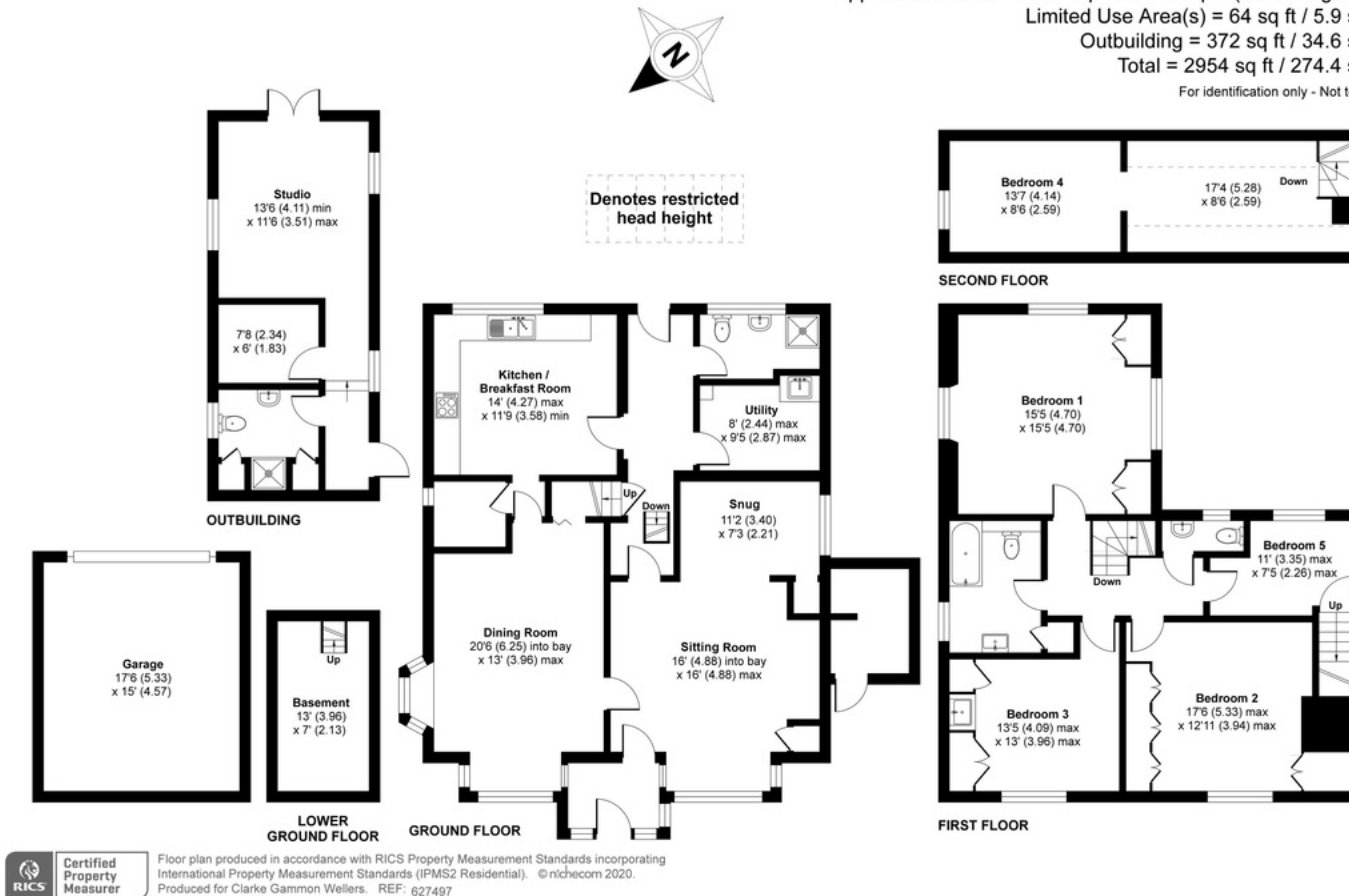
Approximate Area = 2518 sq ft / 233.9 sq m (includes garage)

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Outbuilding = 372 sq ft / 34.6 sq m

Total = 2954 sq ft / 274.4 sq m

For identification only - Not to scale



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