



A characterful Victorian lodge house in a desirable road

**Highercombe Lodge, Highercombe Road, Haslemere, Surrey, GU27 2LH**

Freehold

**savills**



Beautifully presented throughout • Contemporary kitchen • Flexible reception rooms • Two bedrooms • Bedroom 3 / Dressing room with private balcony • Immaculate gardens • Home office • Double garage

#### Local information

Highercombe Lodge is located in a peaceful position on Highercombe Road, a sought after road between Haslemere and Grayswood. Haslemere offers an excellent range of amenities including independent boutique shops, a Waitrose and M&S Foodhall, a selection of restaurants and public houses.

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 wide selection of schools in the area, including The Royal School, St Edmund's, St Ives, Amesbury, Highfield 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. In addition, the surrounding countryside offers ample opportunities for walking, cycling and riding including Blackdown and The Devil's Punch Bowl.

#### About this property

Located within this sought after residential area of Haslemere, a fantastic opportunity to acquire this attractive lodge house, retaining many of its period features which is beautifully presented throughout having

been upgraded in recent years.

The accommodation is arranged over two floors, with the principal rooms on the ground floor. The front entrance door opens into a hallway, with a sitting room to the right and dining room to the left with period fireplace. Off the sitting room is a library (previously arranged as shower room en suite to a ground floor bedroom). There is an inner hallway with guest cloakroom and utility area with good storage. The kitchen has been beautifully refitted throughout with west facing views and a range of base and wall mounted units, leads to the drawing room with its feature vaulted beams, log burner and double doors that lead to the garden. There is also a small study with attractive views over the garden.

Stairs lead to the first floor where there are three bedrooms, one currently used as a dressing room with access to a balcony and a family bathroom. The main bedroom faces the garden and has an attractive period fireplace.

Externally the rear garden is predominantly laid to lawn and offers seclusion with its variety of shrubs and specimen trees. There is a pretty wooden gazebo that is ideal for alfresco dining, located opposite the entrance to the useful home office which is positioned separately at the rear garage. There is off road parking for several vehicles, in front of the double garage.







**Highercombe Lodge, Highercombe Road, Haslemere, Surrey, GU27 2LH**

**Gross internal area (approx)** 1427 sq ft

**Outbuildings** 416 sq ft

**Total** 1843 sq ft



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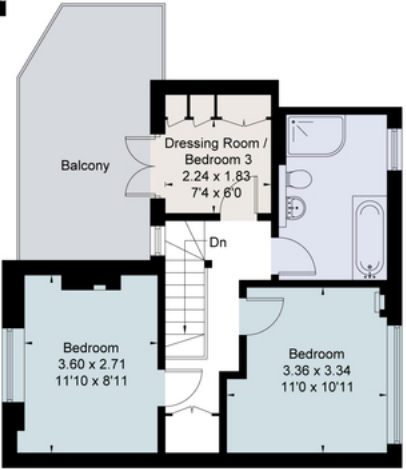
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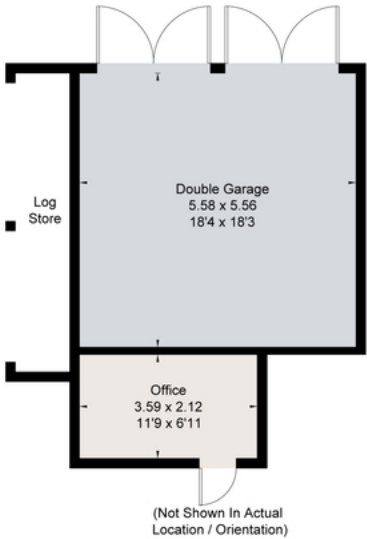
Approximate Area = 1427 sq ft / 132.6 sq m  
Garage = 334 sq ft / 31.0 sq m  
Office = 82 sq ft / 7.6 sq m  
Total = 1843 sq ft / 171.2 sq m  
Including Limited Use Area ( 40 sq ft / 3.7 sq m)  
For identification only. Not to scale.  
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Ground Floor

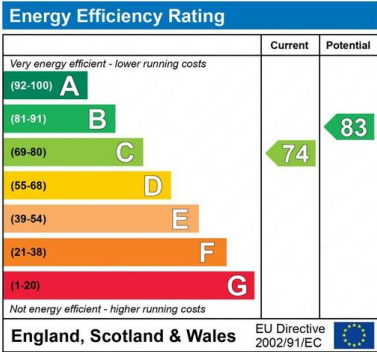


First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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