



Handsome family home in popular private location

Little Holt, Square Drive, Haslemere, Surrey, GU27 3LW

£1,250,000 Freehold



Generous plot and gardens of approximately one acre •
Period home dating back to 1921 • Opportunity to
modernise • Flexible living accommodation • Double
garage and large shed

Local information

Little Holt is the first house on the right hand side of Square Drive, a sought after private road in Kingsley Green between Haslemere and Fernhurst.

Haslemere offers an excellent range of amenities including independent boutique 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 very 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. In addition, the surrounding countryside offers ample opportunities for walking, cycling and riding including Blackdown and The Devil's Punch Bowl.

About this property

This attractive period home, dating back to 1921, is brought to the market for the first time in 50 years offering great scope for a new owner to modernise and

extend, subject to the necessary planning permissions. The ground floor accommodation is well laid out with an generous entrance hall. The drawing room is well proportioned, light and airy with two feature fireplaces, a bay window and offers a superb space to entertain guests. The attractive room enjoys a westerly aspect and access to the delightful rear garden. The kitchen/breakfast room faces the garden and is complimented by a utility room, cloakroom and access to large double garage.

A central staircase takes you up to the first floor landing off which three double bedrooms are accessed all overlooking the delightful rear gardens. A spacious principle bedroom benefits from a double aspect and a large en suite bathroom. A family bathroom and separate WC serve the remaining two bedrooms. A large, accessible, loft void offers potential to be converted into additional bedroom space.

Little Holt sits centrally within a generous plot of approximately one acre, approached by a sweeping gravel driveway offering ample parking for a number of cars in front of the garage. The front and rear gardens are a particular feature, framed by an array of mature and specimen trees overall making the house very private. A large rear terrace offers space to entertain and relax.

Tenure

Freehold





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Gross internal area (approx) 1815 sq ft

Outbuildings 327 sq ft

Total 2142 sq ft

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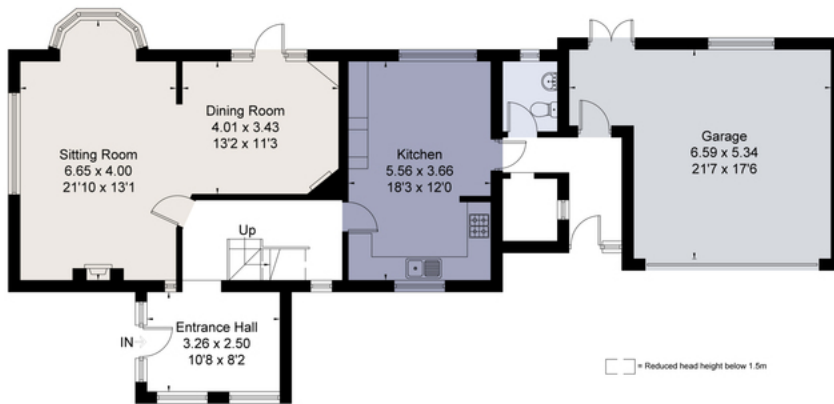
guildford@savills.com



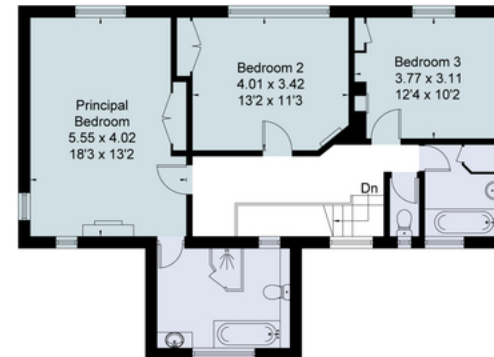
savills

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Approximate Area = 1815 sq ft / 168.6 sq m
 Garage = 327 sq ft / 30.4 sq m
 Total = 2142 sq ft / 199 sq m
 Including Limited Use Area (10 sq ft / 0.9 sq m)
 For identification only. Not to scale.
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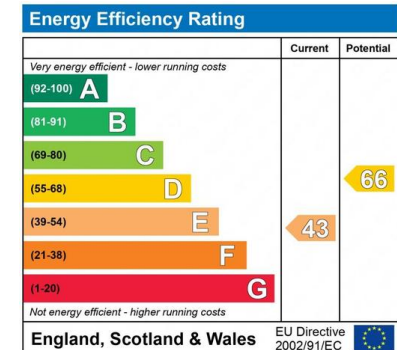


Ground Floor



First Floor

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