



Attractive family home close to the High Street

Arbutus, Grayswood Road, Haslemere, Surrey, GU27 2BP

Freehold



Excellent location • Kitchen with adjoining family room • Three reception rooms • Principal bedroom with dressing room and en suite • Three further bedrooms • Family bathroom • Annexe • Delightful garden

Local information

Arbutus is located in a convenient location off Grayswood Road, a sought after road approximately 300 yards from Haslemere High Street. Haslemere offers an excellent range of amenities including independent boutique shops, a Waitrose and M&S Foodhall, a selection of restaurants and public houses including The Georgian Coppa Club.

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 Highfield, The Royal School, St Edmund's, St Ives, Amesbury, 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

Understood to have been built in 1982, Arbutus is a well appointed family home that is immaculately presented throughout. The current owners have been in residence for over 12 years and the property is now being offered to market providing an exciting

opportunity for a new family to acquire this wonderful home. Arbutus has well planned accommodation and the ground floor comprises kitchen with adjoining family room and a utility room. The drawing room measures over 22 ft and filled with natural light from the bay windows and has a contemporary gas fire. This leads to a versatile dining room with large windows and French doors opening on to the garden. Accommodation flows well and a study and cloakroom complete the downstairs.

On the first floor is a fabulous principal bedroom with a dressing room and en suite bathroom. There are three further double bedrooms and a family bathroom as well as an additional study/home office.

Outside is a beautiful terraced seating area with steps up to the level lawn and pretty flowering borders. There is a lovely seating area, ideal for entertaining in the summer months. The gardens are filled with colour from spring until autumn and there is a rockery garden and a feature pond.

A notable feature of the property is a one bedroom annexe with a generous reception room, modern kitchenette, shower room and a large double bedroom upstairs. The annexe has views across the garden and would be well suited to guests, multigenerational living or an Airbnb opportunity. There is ample driveway parking and storage sheds to the rear.





Arbutus, Grayswood Road, Haslemere, Surrey, GU27 2BP
Gross internal area (approx) 2175 sq ft
Outbuildings 587 sq ft
Total 2762 sq ft

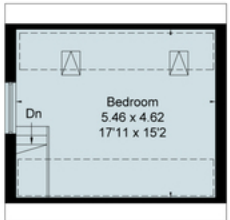
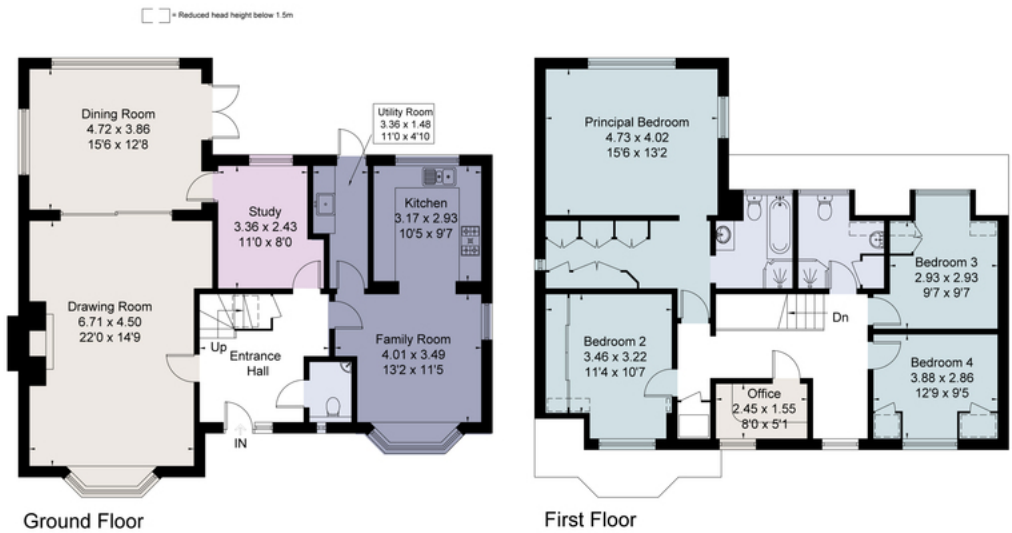


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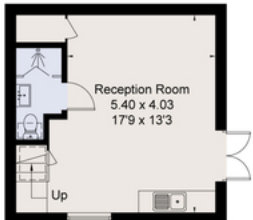
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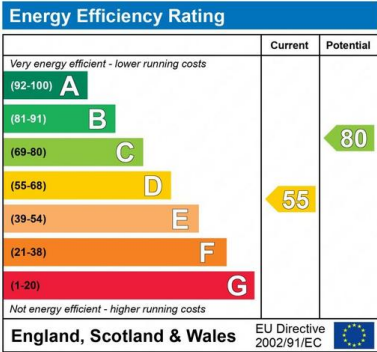
Approximate Area = 2175 sq ft / 202.1 sq m
Including Limited Use Area (174 sq ft / 16.2 sq m)
Garage = 587 sq ft / 54.5 sq m
Total = 2762 sq ft / 256.6 sq m
For identification only. Not to scale.
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Annexe - First Floor



Annexe - Ground 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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