



**Sandy Lane, Haslemere, Surrey**  
**Guide Price £1,000,000 Freehold**



**SUNNY BRAE SANDY LANE  
HASLEMERE SURREY GU27 1QE**

**Guide Price £1,000,000**

Edwardian country house	Four bedrooms; two en-suite
Elevated position with glorious views	Kitchen/dining room
Sitting room and snug	Family bathroom
Landscaped gardens	Driveway parking
Air source heat pump and under floor heating	NO ONWARD CHAIN



**A handsome, sympathetically restored and modernised detached double fronted Edwardian country house in a glorious elevated position with stunning views.**

**THE PROPERTY**

Sunny Brae was built in 1908 and has been lovingly renovated and modernised by the current vendors keeping all of its charm and character blended with modern features including air source heat pump with individual room controlled under floor heating throughout, Cat 5 data cabling and bespoke sash double glazed windows. The house enjoys a fabulous elevated position which provides glorious views over the landscaped gardens which lie mainly to the front, countryside and woodland beyond.

On the ground floor is a light and airy kitchen/dining room with front aspect bay window and small conservatory style extension flooding the dining area with morning sunshine, sitting room with original open fireplace and rear aspect snug. On the first floor is a family bathroom and three spacious double bedrooms having wooden floors; two enjoying a double aspect with the guest room being en-suite. The loft has been cleverly converted to provide a large main bedroom with en-suite wet room and walk-in wardrobe.



## THE GROUNDS

The majority of the gardens lie to the front of the house and have been landscaped to form low maintenance terraces stocked with many flowers and shrubs to encourage wildlife. Sunny Brae is approached off Sandy Lane onto a generous driveway parking area with a gate and path winding up through the various levels to the entrance area and paved terrace. To the rear is a further paved terrace, brick built outbuilding with power available and covered wood store.

## SITUATION

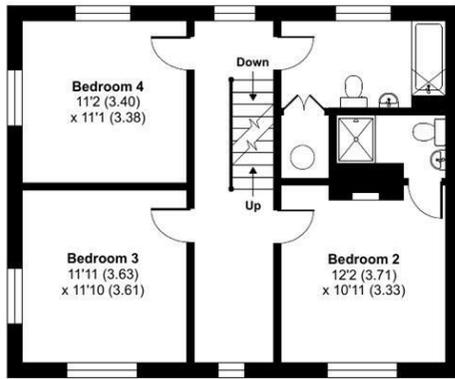
The property is located on the rural outskirts of Haslemere close to many acres of open countryside including the National Trust owned Hindhead Common and Devil's Punchbowl where walking and riding can be enjoyed. The Prince of Wales PH at Hammer Vale is nearby and the amenities in Camelsdale, which include Arnolds Garage/Convenience store and a popular junior school are just a short drive away, as is Weyhill where you will find Tesco and M & S Food. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots and Space NK, boutiques, restaurants, public houses and coffee bars including Costa. There are two sports centres; The Edge and Haslemere Leisure Centre along with spa facilities at the Lythe Hill Hotel. There are excellent schools for all ages, both state and private in the area. Haslemere main line station has a fast service into London Waterloo from 50 minutes and the A3 can be joined at Hindhead giving connections to the M25, motorway network and south coast.

- Camelsdale 1 mile
- A3 access at Hindhead 1.5 miles
- Weyhill 1.7 miles
- Main line station 2.3 miles
- High Street and Town Centre 2.9 miles
- Liphook 3 miles

All distances approximate

# Sunny Brae, Sandy Lane, Haslemere, GU27

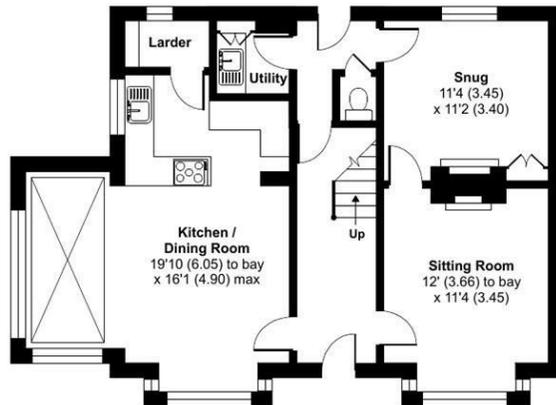
Approximate Area = 1868 sq ft / 173.5 sq m  
 Limited Use Area(s) = 248 sq ft / 23 sq m  
 Total = 2116 sq ft / 196.5 sq m  
 For identification only - Not to scale



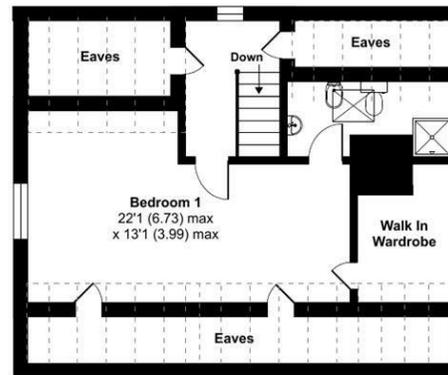
FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 852397

## LOCAL AUTHORITY

East Hampshire District Council

## COUNCIL TAX

Band E

## SERVICES

Mains electricity and water, private drainage

17th September 2022 PM/dr

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	63
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere High St proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286). Continue for 0.75 mile and at the sharp left hand bend turn right & at the junction turn right again. Take the 1st left onto Camelsdale Rd and proceed to the roundabout taking the 1st exit. Turn right into Hammer Lane after 0.5 miles, continue over the bridge turning right almost immediately onto Sandy Lane where the property will be found on the left after 0.3 miles.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

