



INTRODUCING
STONELEIGH, SCOTLAND LANE

HASLEMERE, GU27 3AB

BEDROOM
4 BEDS

AREA INC GARAGE
2471 SQFT

BATHROOM
2 BATHS



WELCOME HOME

STONELEIGH, SCOTLAND LANE

Approached through a gated private driveway, this stunning four-bedroom detached property comes to the market offering an abundance of versatile accommodation, perfect for modern day living.

The property has been tastefully styled and modernised throughout, boasting a contemporary triple aspect kitchen/dining area, creating the ideal space for socialising or hosting family gatherings.

Outside you benefit from a substantial wrap around garden adorned with mature shrubs and trees, with defined lawn, planting and al fresco dining areas.

Located in the popular town of Haslemere, you are ideally placed within easy access to the A3 and within walking distance of Haslemere Train Station (London Waterloo in 55 mins) & Haslemere High Street.



KEY FEATURES

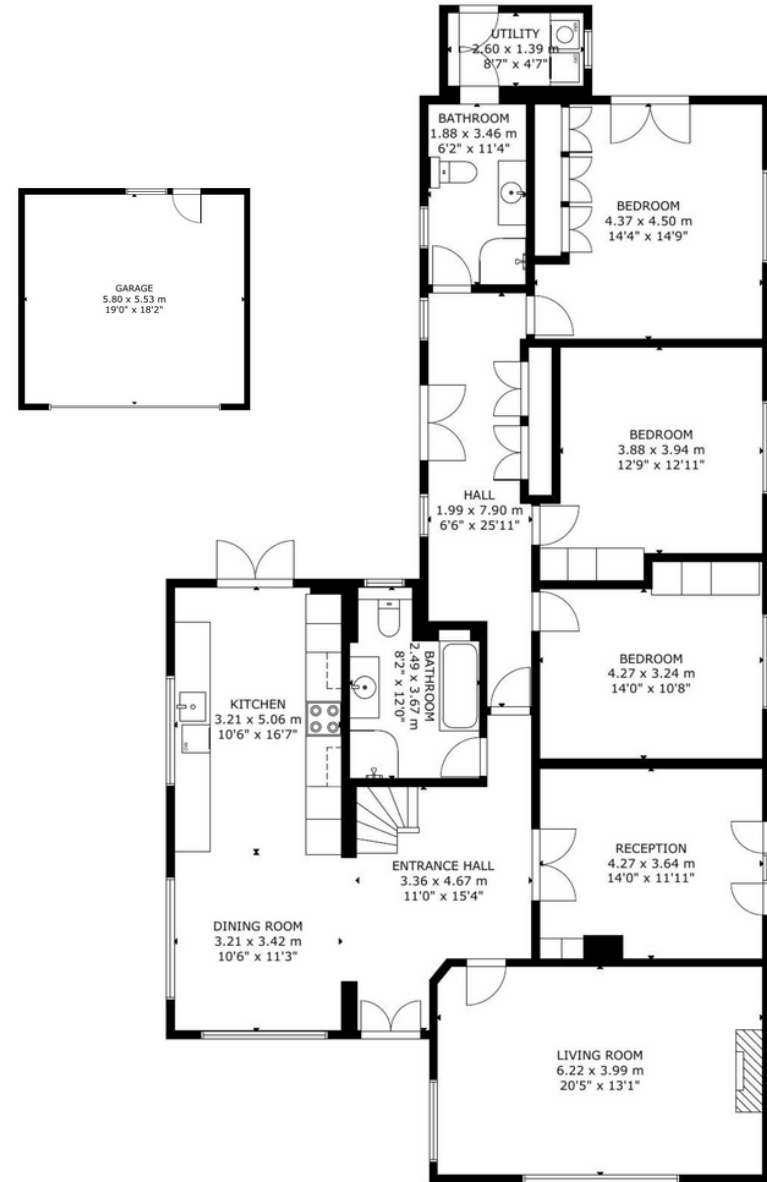
- Four-bedroom detached home
- Immaculately presented throughout
- Substantial wrap around gardens
- Detached garage and ample off-road parking
- Within walking distance of Haslemere MLS
- A stone's throw from Haslemere High Street
- Sought after location

DOWNSTAIRS



The ground floor is where all your principal accommodation is found, firstly stepping into a generous entrance hall which leads to a triple aspect open plan kitchen/dining room, that truly is the hub of the home, and two reception rooms, one having a contemporary feature fireplace and the other with Bi-fold doors leading out to the garden.

The master bedroom and two further double bedrooms are found at the rear of the property, providing real distinction between the living and sleeping accommodation. There are two generous bathrooms, offering the opportunity to create an ensuite if you so desire. The master bedroom is a particular feature of this home, having double doors that open onto a large paved area ideal for morning coffee, or an evening tippie.



GROSS INTERNAL AREA
TOTAL: 197 m²/2,126 sq ft
GROUND FLOOR: 176 m²/1,897 sq ft, FIRST FLOOR: 21 m²/229 sq ft
EXCLUDED AREA: GARAGE: 32 m²/345 sq ft, EAVES STORAGE: 94 m²/1,013 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



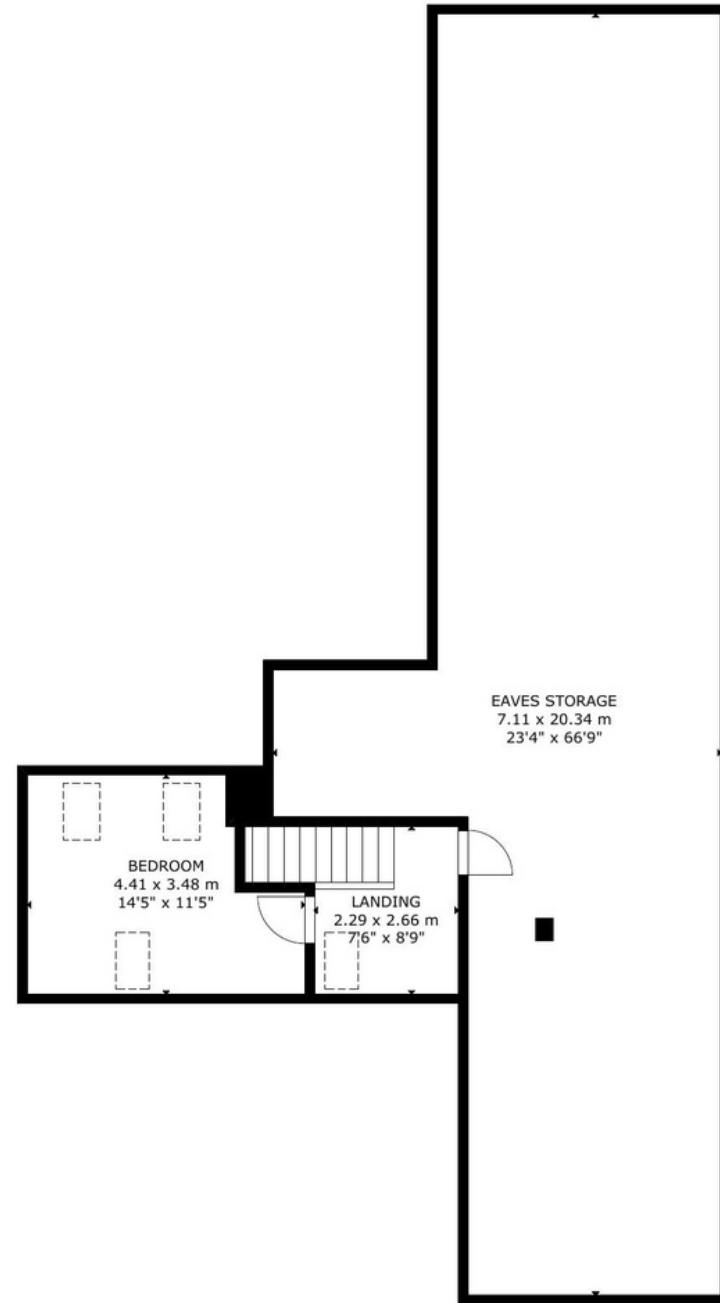


UPSTAIRS



Head on up the stairs to the first floor where you will find your fourth bedroom enjoying an abundance of natural light that beams through three Velux Windows. Currently utilised as a home office, this room offers further versatile accommodation to suit modern day living.

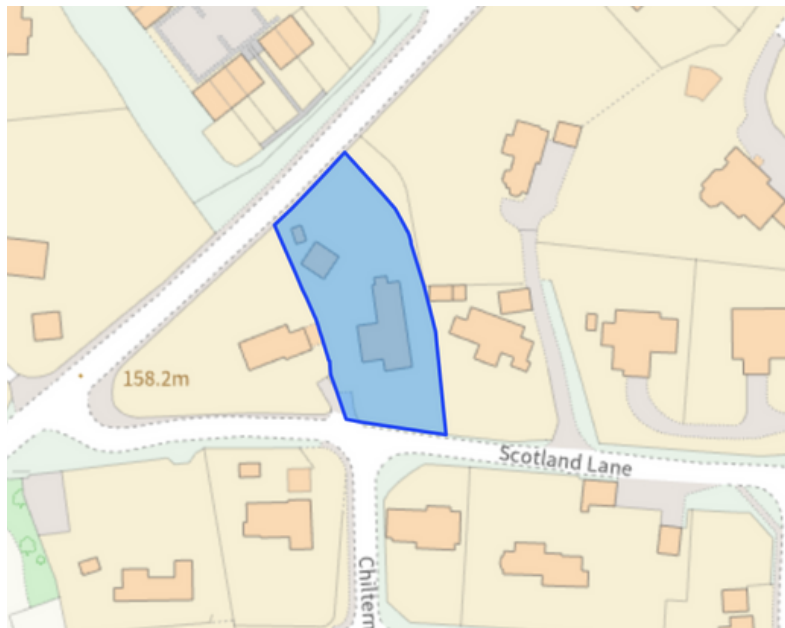
The scope and potential to create more bedroom accommodation is vast, with an enormous loft space screaming out for Dormer Windows providing an opportunity to create a stunning master suite, encompassing main bedroom, en-suite and dressing area. Carrying out these additional works would not hinder the ample amounts of storage found within the eaves.



OUTSIDE

Entering through a gated private driveway, which provides ample off-road parking and houses a detached garage, Stoneleigh can be found located at the front of this generous plot. Boasting beautiful landscaped gardens which are separated into distinct zones; a patio area for al fresco dining, level lawn and raised planting beds, sure to satisfy the green fingered among us.

Scotland Lane is the ideal location being a short distance of the High Street, the MLS and Blackdown National Trust - the perfect spot for those who love the outdoors!





NEED TO KNOW

Freehold
EPC Rating D 68
Mains Gas, Electricity & Water
Council Tax Band G
Waverley Borough Council

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.

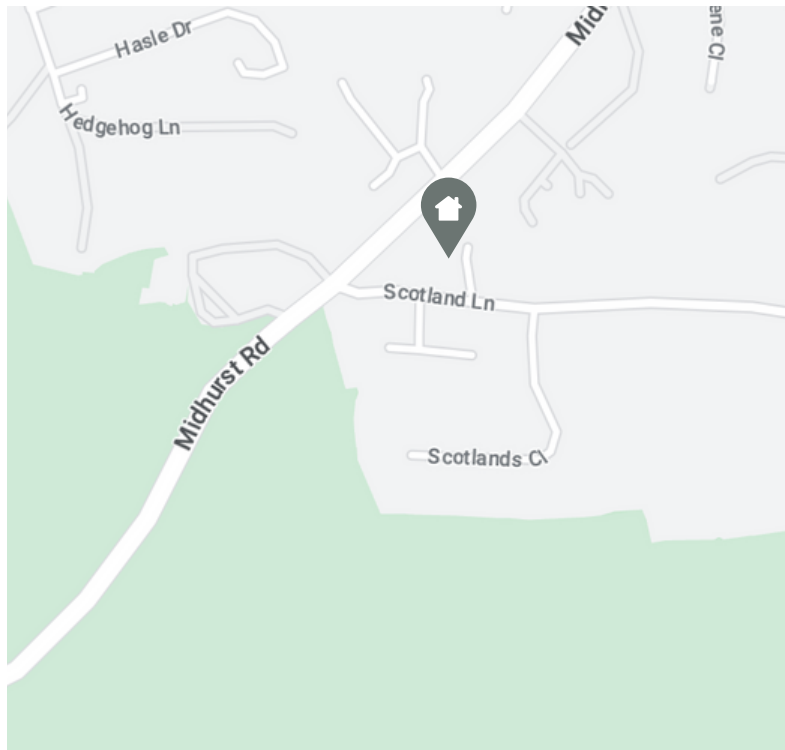


AMENITIES



Haslemere offers a plethora of opportunities for entertainment, whether you are a keen walker and want to enjoy the benefits of living on the edge of The South Downs National Park or prefer to parade around the mix of unique boutiques & shops found on the High Street, there is something for everyone.

Having great transport links (A3 & Haslemere Station to Waterloo in approx 55 mins) you are ideally connected to larger towns and cities.



PUBS

THE MILL
LIPHOOK ROAD
SHOTTERMILL

THE WHITE HORSE
HIGH STREET
HASLEMERE

SHOPS

MARKS & SPENCER
LION LANE
HASLEMERE

TESCO
WEY HILL
HASLEMERE

SHOPS

WAITROSE
WEST STREET
HASLEMERE

ARNOLDS GARAGE
CAMELSDALE RD
SHOTTERMILL

RESTAURANTS

MOMA
HIGH STREET
HASLEMERE

COPPA CLUB
HIGH STREET
HASLEMERE

CAFE

HEMMINGWAYS
HIGH STREET
HASLEMERE

LION'S DEN
WEY HILL
HASLEMERE

OUR COMPANY

Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

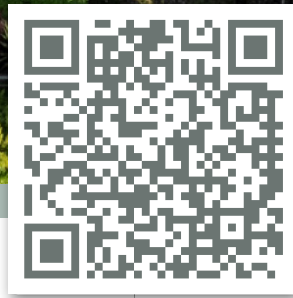
ABBY & MICHAELA

PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style estate agency covering Surrey, Sussex & Hampshire.





HEART & HOME PROPERTY PROFESSIONALS

ABBY WHEELER & MICHAELA SANDERS

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