

# CHURCH HILL HOUSE

HASLEMERE • SURREY



CHURCH HILL HOUSE





# CHURCH HILL HOUSE

## CHURCH HILL • HASLEMERE • SURREY

*A remarkable and stunning Queen Anne Grade II\* listed house  
elegantly restored and modernised*

Entrance Hall • Drawing Room • Sitting Room • WC • Kitchen/Dining Room/Sitting room  
Study/Media Room • Utility Room • WC

Master suite with dressing room  
Three further Bedrooms • Two Bathrooms

Two Bedrooms • Separate Bathroom • Shower Room • Living Space

Basement

Triple Car Port • Two Garden Stores

**4,844 sq ft / 450 sq m**

**In all about 0.32 acre**

**house.**

**house.**  
Astra House, The Common  
Cranleigh, Surrey GU6 8RZ

Tel: +44 1483 266 705  
dcarter@housepartnership.co.uk

[www.housepartnership.co.uk](http://www.housepartnership.co.uk)



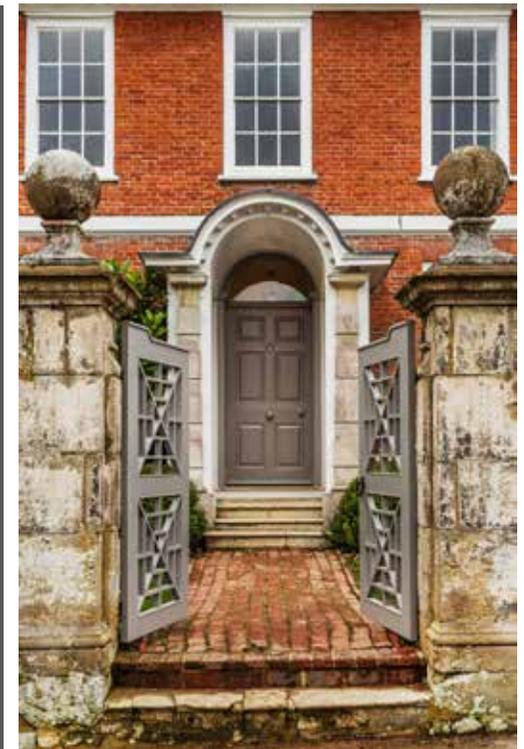
**Haslemere**  
1 West Street, Haslemere  
Surrey GU27 2AB

Tel: +44 1428 770 560  
russell.grieve@knightfrank.com

[www.knightfrank.co.uk](http://www.knightfrank.co.uk)

**Country Department**  
55 Baker Street,  
London W1U 8AN

Tel: +44 20 7861 1093  
oliver.rodbourne@knightfrank.com



These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation



Haslemere High Street – 0.5 miles  
Godalming – 9 miles  
Guildford – 14 miles  
Winchester – 31 miles  
London – 45 miles



Gatwick – 34 miles  
Heathrow – 36 miles  
Southampton – 41 miles



London Waterloo – 49 minutes  
London Victoria – 1 hour 3 minutes  
London Bridge – 1 hour 15 minutes



The Royal Senior School and St Ives,  
St Edmund's, The Royal Junior School,  
Amesbury, Highfield School, Charterhouse,  
Bedales



Hindhead  
Liphook  
West Surrey  
Chiddingfold  
Cowdray



Goodwood  
Fontwell



Goodwood



Chichester Harbour, Bosham, Portsmouth



Haslemere Hall, Yvonne Arnaud (Guildford)  
Chichester Festival Theatre









## The Property

Church Hill House has recently undergone a dramatic and wonderful refurbishment throughout. The current owners have reinstated its period charm with precise and delicate restorations, whilst also adding a modern contemporary rear extension.

The property is a testament to how different eras can combine. The Queen Anne façade has period charm to rival most, whilst the internal accommodation offers a family modern open-plan living.

Internal specifications include a bespoke kitchen from Charter Walk, Fisher and Paykel fridge/freezer, Falcon gas range cooker and Quooker tap. The house has been sympathetically decorated using Farrow & Ball natural colours, whilst

sanitary ware includes Lefroy Brooks, Samuel Heath and Porter mirrors.

Church Hill House occupies a prime position in the town centre and, although only a few minutes' walk to all the town's amenities, it feels very private and secluded. The outlook to the front overlooks a pretty green with rows of large oak trees behind, whilst St Bartholomew's Church is your neighbour to the north and the garden enjoys the benefit of being south facing.

The property also benefits from off street parking in the form of a three-bay car port at the rear, allowing day to day access away from the road and ease for guests to use.





- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage

**Approximate Gross Internal Floor Area**

422.6 sq m / 4549 sq ft (Excluding Car Port)

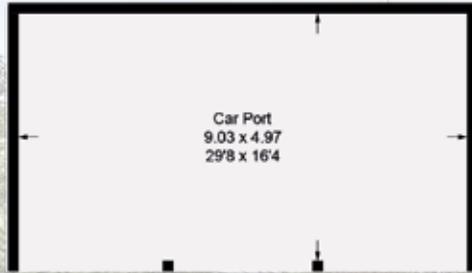
Basement = 27.4 sq m / 295 sq ft

Stores = 14.8 sq m / 159 sq ft

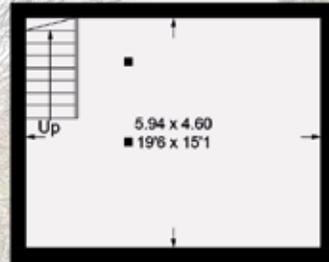
Total = 464.8 sq m / 5003 sq ft



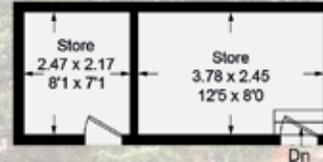
= Reduced headroom below 1.5m / 5'0"



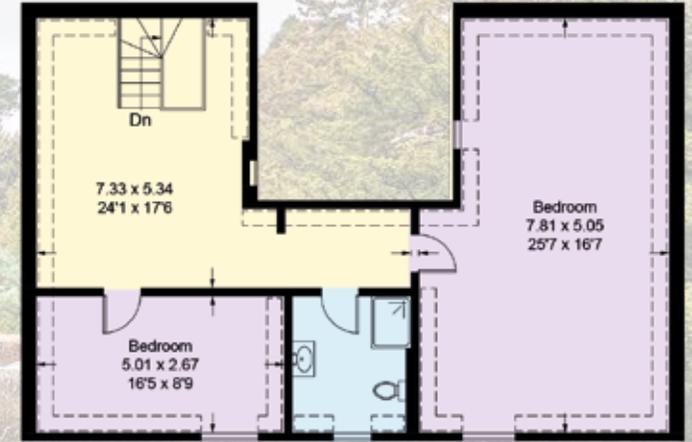
**Car Port**  
(Not Shown In Actual Location / Orientation)



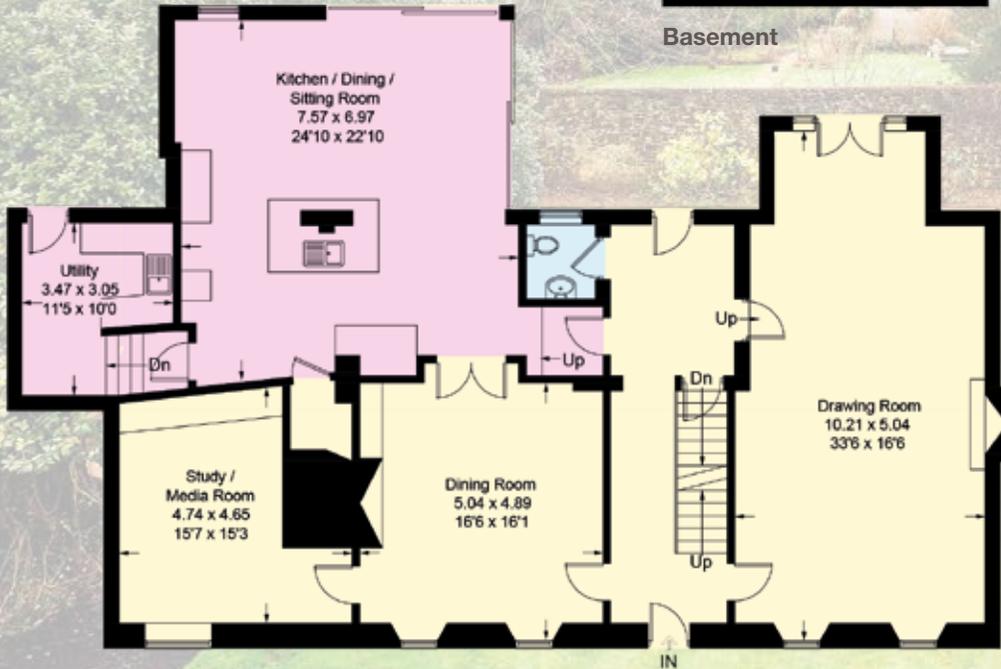
**Basement**



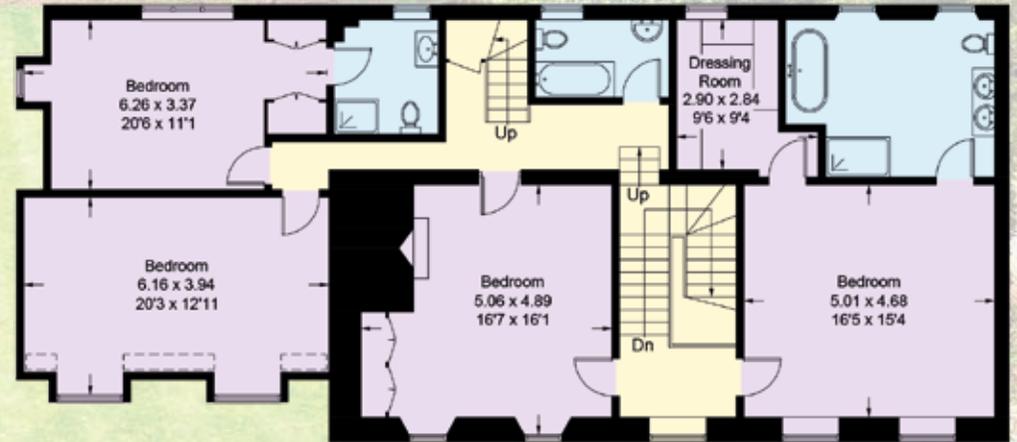
**Stores**  
(Not Shown In Actual Location / Orientation)



**Second Floor**



**Ground Floor**



**First Floor**

## Services

The vendors have informed us that there all mains services.  
Gas-fired central heating. Lutron Lighting controls in the kitchen and drawing room.

## Local Authority

Waverley Borough Council. Telephone: 01483 523333.

## Fixtures and fittings

Only those which are mentioned in these sales particulars are included in the sale. All others such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded but may be made available by separate negotiation.

## Directions (GU27 1BW)

From Guildford, take the A3 southbound and, after about 7 miles, bear left at the Milford exit. Continue into Milford and follow the signs for Haslemere (A286). Upon entering Haslemere, continue on the Grayswood Road for 0.5 miles and then take the right hand turning onto Church Lane. Continue for around 0.3 miles until you reach St Bartholomew's Church on the left hand side, Church Hill House can be found next door.

## Viewing

Strictly through the vendors' joint sole agents, Knight Frank LLP & house. partnership.

**Important Notice:** Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Photographs: February 2019 Particulars: February 2019  
Kingfisher Print and Design. 01803 867087.







house.

