



31 HILL ROAD

HASLEMERE • SURREY

31 HILL ROAD, HASLEMERE, SURREY GU27 2NH

An exceptional five-bedroom contemporary home, beautifully presented throughout and offering generous, thoughtfully designed accommodation arranged over three floors.

Set behind a gated driveway and enjoying a wonderfully private south-facing garden, the property combines elegant interiors with impressive modern credentials, including underfloor heating, an air source heat pump and high-quality fixtures and fittings. Ideally positioned within easy reach of Haslemere High Street, the mainline station and a choice of highly regarded schools, this is an outstanding home for modern family life.

Built in 2011 by Focus Homes, the property makes an immediate impression with its attractive façade, landscaped frontage and broad gated driveway. Inside, a spacious and welcoming entrance hall sets the tone for the beautifully proportioned accommodation beyond, where a soft, neutral palette and excellent natural light create a calm and sophisticated feel throughout.

To the front of the house is an elegant drawing room, generously proportioned and filled with natural light from a wide bay window. A feature fireplace provides an attractive focal point, creating a comfortable yet refined space in which to relax.

Undoubtedly the heart of the home is the superb open-plan kitchen, dining and family room. Designed equally well for everyday family life and entertaining, this impressive space enjoys a wonderful connection with the garden and provides ample room for dining, relaxing and socialising. The kitchen itself is beautifully appointed with Wooden Heart oak cabinetry, Caesarstone work surfaces and an excellent range of integrated appliances. A substantial central

island provides additional preparation space and informal seating while subtly defining the different areas of the room.

Triple-aspect windows, together with a large roof lantern, flood the space with natural light, while French doors open directly onto the south-facing terrace and garden beyond, creating a seamless transition between inside and out during the warmer months. A separate utility room, with space for laundry appliances and convenient side access, together with a cloakroom, completes the ground floor accommodation.

The same sense of space and quality continues across the upper two floors, where five double bedrooms provide excellent flexibility for growing families, guests and those working from home.

The principal bedroom is particularly impressive, enjoying attractive views over the rear garden together with fitted wardrobes and a separate walk-in dressing room. A beautifully appointed en-suite bathroom provides a luxurious finishing touch, featuring an inset bath and separate walk-in shower. Two further double bedrooms with fitted storage are also positioned on the first floor and are served by a stylish family bathroom.

The second floor provides two additional double bedrooms and a contemporary shower room, making this an ideal space for older children, guests or home working.



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ACCOMMODATION & SPECIFICATION

Exceptional five-bedroom contemporary family home | Beautifully presented accommodation over three floors

Superb open-plan kitchen, dining and family room | Bespoke Wooden Heart kitchen with central island

Elegant bay-fronted drawing room with fireplace | Impressive principal suite with dressing room and en-suite

Underfloor heating and air source heat pump | Private south-facing garden with large terrace

Gated driveway with ample parking and detached garage | Convenient for Haslemere High Street, station and schools





OUTSIDE & LOCATION

Outside, a pair of gates open onto a broad brick-paved driveway, providing an excellent degree of privacy and off-road parking for several vehicles. Attractive evergreen planting adds year-round interest, while a detached garage provides further parking and useful storage.

To the rear, the south-facing garden is a particular highlight. French doors from the kitchen and family room open onto a generous wrap-around stone terrace, perfectly positioned for outdoor dining, entertaining and enjoying the sun throughout the day. Beyond, an extensive level lawn provides plenty of space for children to play, while mature shrubs, established planting and enclosed boundaries create an excellent degree of privacy and seclusion.

Combining beautifully presented accommodation, an exceptional open-plan living space and a private south-facing garden with a highly convenient Haslemere location, this is a superb family home offering both style and practicality in equal measure.



SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	C
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Mains water, drainage and Air Source Heat Pump central heating to the radiators and underfloor heating.

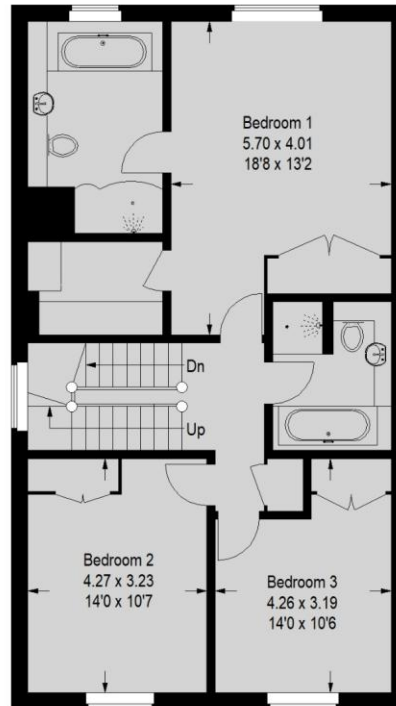
Hill Road

Approximate Gross Internal Area
 Ground Floor = 93.2 sq m / 1003 sq ft
 First Floor = 80.5 sq m / 866 sq ft
 Second Floor = 52.1 sq m / 561 sq ft
 Garage = 17.4 sq m / 187 sq ft
 Total = 243.2 sq m / 2617 sq ft

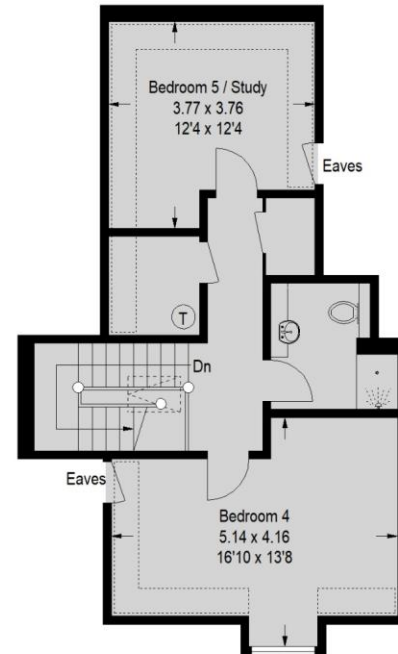
 = Reduced headroom
 below 1.5 m / 5'0"



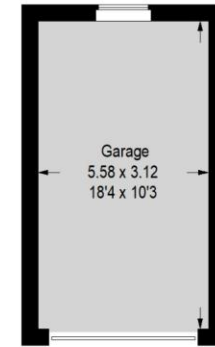
Ground Floor



First Floor



Second Floor



(not in position)

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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