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MERLINS COTTAGE

SCOTLAND LANE • HASLEMERE

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SCOTLAND LANE, HASLEMERE, GU273AL

A beautiful detached family home that mixes charm and character with a sense of light, style and contemporary design.

With its high hedgerows, traditional timber gates and sweeping gravel driveway, Merlins Cottage provides a high-degree of privacy in a sought after Haslemere location. With a double-fronted facade and timber framed entrance, this exceptional family home provides flexible and spacious living space, with potential to expand (STPP).

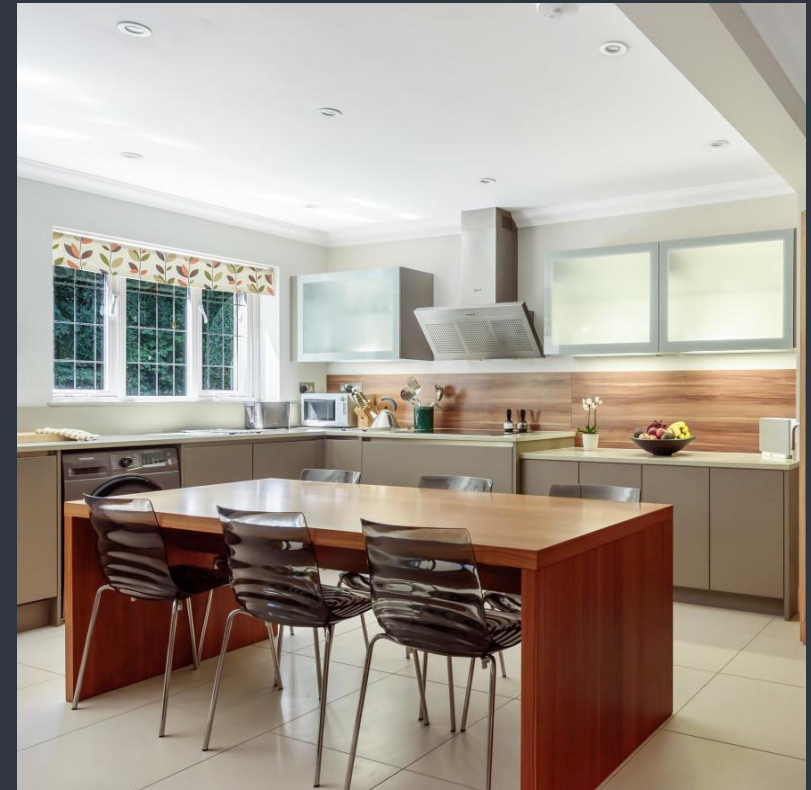
Step inside and you'll find generous rooms filled with light. A marvellous central entrance hall gives an immediate insight into the fluidity of the accommodation, while bespoke glazed timber framed double doors to either side enhance the stream of light. The warm tones of its first-class wood floor flow into a sitting room that is at once both sophisticated and family friendly. Bow windows lend ample charm and a log burner is a homely focal point. Ideal for spending time together or entertaining friends, the notable dimensions have plentiful space for a large dining area and extend seamlessly into the adjoining conservatory with beautiful views of the garden. Double French doors leading onto the decked terracing.

Equally impressive, across the hallway a large kitchen/dining room is supremely well appointed. The considered design allows for a large central dining area as well as space for a sofa, making it a great place to unwind and catch up on the day's events while you cook. The minimalist clean lines of handle-less

cabinetry topped with Silestone countertops wrap-around supplying a streamlined feel and abundant storage and workspace. This bespoke, high-end German designed kitchen is finished to a high specification with an integrated tower oven, induction hob and tilted extractor, it is arranged to house an American style fridge-freezer and freestanding washing machine. Walnut grained splashbacks complement the aesthetics with illuminated wall cabinets providing both light and functional storage space.

Adding to the feel of space, further double doors invite you into the adjacent family room with bay windows. Appealingly proportioned and adaptable to your needs, it can be tailored to cater to your own lifestyle as a playroom, home office or guest room if needed.

The wood floors and pleasing outlooks continue in a ground floor main bedroom that offers a calm and restful space, with the added luxury of a sleek en suite bathroom. Upstairs two additional double bedrooms sit to either side of the central landing echoing the outstanding levels of presentation that feature throughout. Perfectly placed dormer windows are ideal for desk/study areas, fitted wardrobes supply prized storage, and together they share a contemporary family bathroom that lends an admirable finishing touch.



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ACCOMMODATION & SPECIFICATION

Exceptional detached family home in a lovely leafy location | Hugely private gated gravel frontage with ample off-road parking
 Secluded rear garden with decked terracing, paved patio and wrap-around lawns | Exemplary interior design scheme with a great sense of light and space
 Central entrance hall | Beautiful large sitting room with bow windows, log burner and open plan conservatory | Additional family room
 Superbly appointed contemporary kitchen/dining room | Three double bedrooms and two luxury bath/shower rooms (one en suite)
 Enviably countryside location within easy reach of central Haslemere, its high street, mainline station and highly regarded local schools.









OUTSIDE

Step out from the French doors of the conservatory and enjoy al fresco meals and drinks in the summer sun on a brilliantly broad decked terrace. Bordered by high hedging that gives an evergreen backdrop, a large lawn has space for children to play while you recline in the warm weather. Lavender is a cottage garden favourite, a landscaped rendered bed draws your gaze to a feature tree and a paved patio area is ideal for barbeques.

The lawns reach around to the side allowing you to follow the sun throughout the day, and the gated gravel frontage supplies a coveted measure of private off-road parking and offers an electrical vehicle charging point. Merlins Cottage also has a secure Asgard shed, timber tool store and log store to offer.



SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	C
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Mains water, Mains gas-fired central heating and Mains drainage





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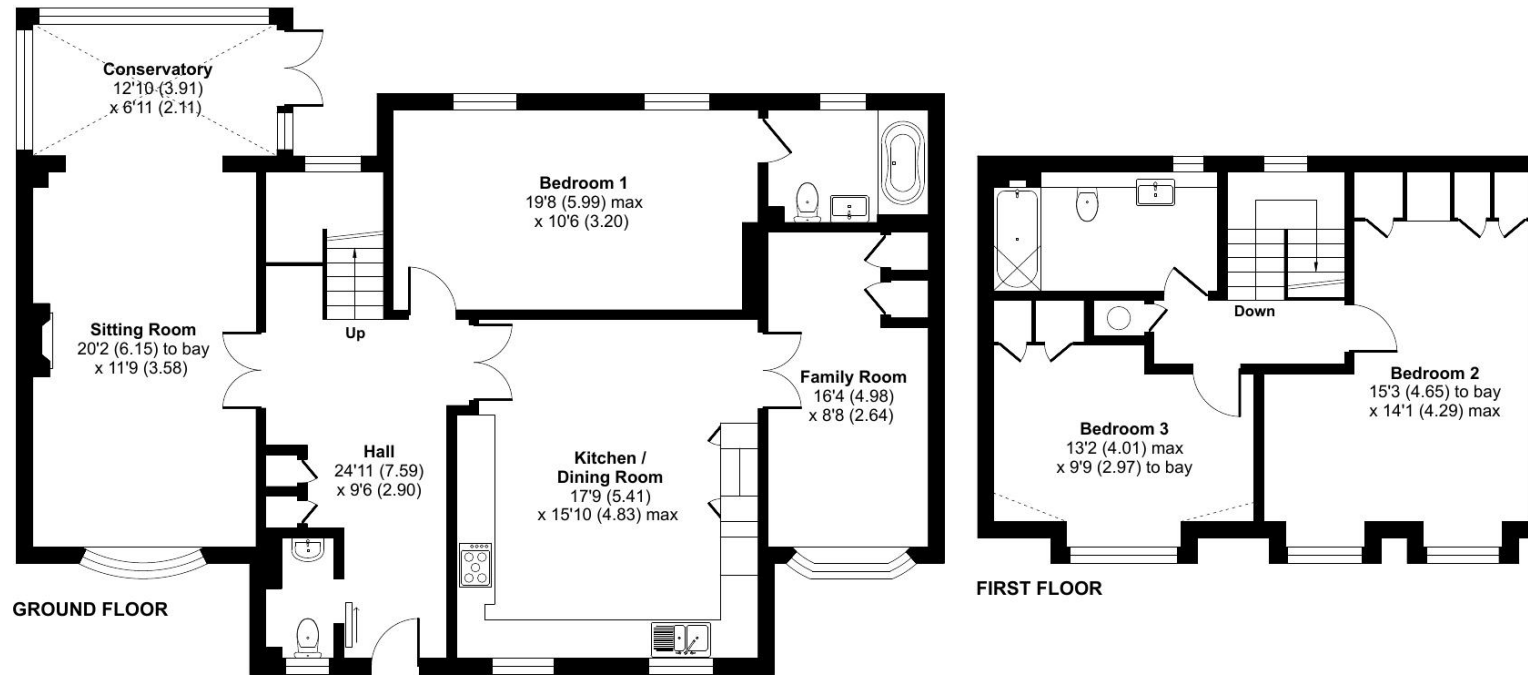
Approximate Area = 1806 sq ft / 168 sq m

Limited Use Area(s) = 5 sq ft / 0.5 sq m

Total = 1811 sq ft / 168 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Seymours Estate Agents. REF: 875225



Seymours

PRESTIGE HOMES



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