



BORROWDALE

HASLEMERE • SURREY

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KEMNAL PARK, HASLEMERE, SURREY, GU27 2LF

Occupying a wonderful plot of approximately half an acre in the prestigious and highly sought-after Kemnal Park, this impressive three-bedroom detached bungalow offers a rare combination of spacious, versatile accommodation, beautifully established gardens and an enviable degree of privacy and seclusion.

Situated within the highly sought-after Kemnal Park, this attractive and spacious three-bedroom detached bungalow occupies a delightful plot of approximately 0.5 acres, offering a wonderful degree of privacy and seclusion. The property provides beautifully proportioned accommodation extending to approximately 1,843 sq ft, complemented by a detached double garage, extensive driveway parking and delightful, established gardens.

Approached via a generous gravel driveway, the property enjoys an attractive brick exterior and a welcoming entrance, with the surrounding mature trees and established planting creating a particularly appealing setting.

Internally, the accommodation is both spacious and versatile, with a particularly impressive 21ft living room providing a wonderful space for relaxing and entertaining. This bright and inviting room features an attractive fireplace with stone surround and electric fire, and enjoys pleasant views over the gardens, with doors opening directly outside.

The separate dining room is another generously sized reception room, ideal for family gatherings and more formal entertaining, while the well-appointed kitchen offers an excellent range of fitted units, integrated appliances and space for informal dining. An adjoining utility room provides further practicality, with additional storage and direct access to the outside.

The bedroom accommodation is thoughtfully arranged, with three well-proportioned bedrooms situated together in a separate wing of the property. The principal bedroom is particularly impressive, measuring over 15ft in length and benefiting from its own en-suite shower room. The two further bedrooms are both comfortable doubles, with the accommodation completed by a family bathroom, separate cloakroom and useful built-in storage cupboards.



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ACCOMMODATION & SPECIFICATION

Prestigious and highly sought-after Kemnal Park location | Occupying a delightful plot of approximately 0.5 acres

Spacious and versatile single-storey accommodation | Approximately 1,843 sq ft of internal accommodation

Impressive 21ft living room overlooking the gardens | Separate dining room, ideal for entertaining

Well-appointed kitchen/breakfast room with adjoining utility room | Three generous double bedrooms, including principal bedroom with en-suite

Beautifully established, private gardens with mature trees and shrubs | Detached double garage, ample driveway parking





OUTSIDE & LOCATION

A particular feature of the property is its magnificent plot of approximately half an acre. The beautifully established gardens provide a wonderful sense of space and privacy, with extensive areas of lawn interspersed with mature trees, ornamental shrubs and attractive planted borders. The generous grounds offer considerable scope for keen gardeners, families and those who simply enjoy outdoor living, while the paved terrace adjoining the bungalow provides an ideal setting for alfresco dining and entertaining.

To the front, the substantial gravel driveway provides ample off-road parking and leads to the detached double garage, measuring approximately 19ft by 18ft, offering excellent additional storage or secure parking.

Kemnal Park is widely regarded as one of Haslemere's most desirable residential locations, offering an attractive and established setting within easy reach of the town's amenities. Haslemere itself provides an excellent selection of independent shops, cafés, restaurants and everyday facilities, together with a mainline railway station offering services to London Waterloo. The surrounding countryside, including the beautiful landscapes of the Surrey Hills and South Downs, offers wonderful opportunities for walking and outdoor pursuits.

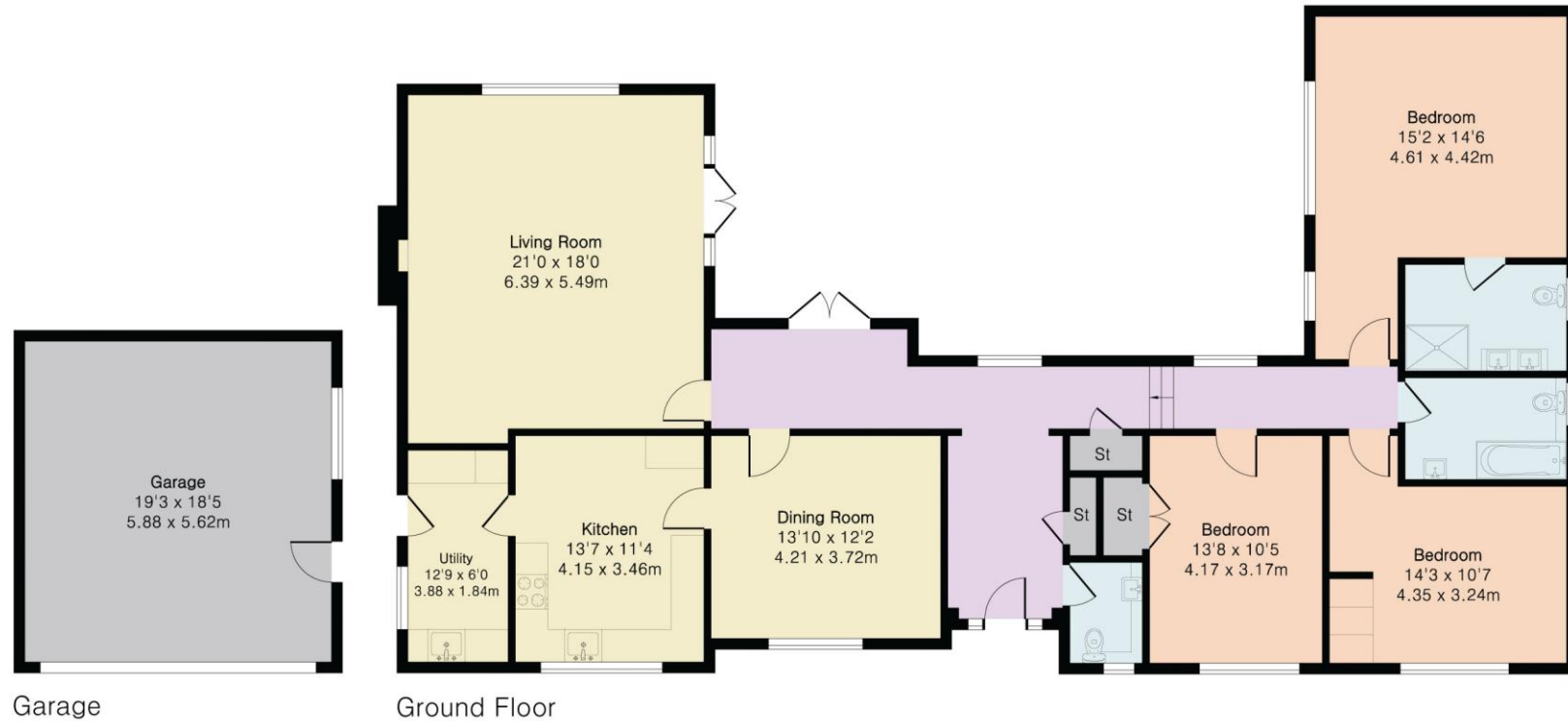


SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	D
Council Tax Rating	G
Local Authority	Waverley Borough Council
Services	Mains water, drainage and gas-fired central heating to the radiators.

**Approximate Gross Internal Area 1843 sq ft - 171 sq m
(Excluding Garage)**

Garage Area 356 sq ft – 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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