

THE CLEARING

HASLEMERE • SURREY

THE CLEARING
HOLDFAST LANE, HASLEMERE, SURREY, GU27 2EU

Occupying a wonderfully secluded position within approximately 0.69 acres of beautifully established gardens, The Clearing is an impressive four bedroom detached residence offering an exceptional combination of generous living accommodation, distinctive architectural character and picturesque surroundings. Extending to approximately 2,695 sq ft, including the integral double garage, this individual home features an attractive brick and timber effect façade, versatile reception spaces and a magnificent garden that provides a truly idyllic setting for family life and entertaining.

Approached through iron gates, a substantial block paved driveway provides ample off-road parking and leads to the integral double garage. The attractive exterior, with its decorative timber detailing, pitched tiled roof and traditional-style windows, creates a welcoming first impression, whilst mature hedging and established trees provide an excellent degree of privacy.

The front entrance opens into a welcoming hallway, where attractive oak veneer internal doors introduce the quality and character found throughout the home. Positioned to the front is a separate study, featuring a charming bay window, providing an ideal setting for home working or a quiet reading room. A conveniently positioned cloakroom is also nearby.

The impressive dual aspect dining room forms almost the hub of the home and beautifully finished with oak effect flooring that continues into the adjoining sitting room. Generously proportioned to accommodate a substantial dining table alongside additional seating, this elegant reception space is ideal for both formal entertaining and everyday family gatherings. Windows overlooking the gardens enhance its appeal, whilst its open connection with the sitting room creates a wonderful sense of space and flow.

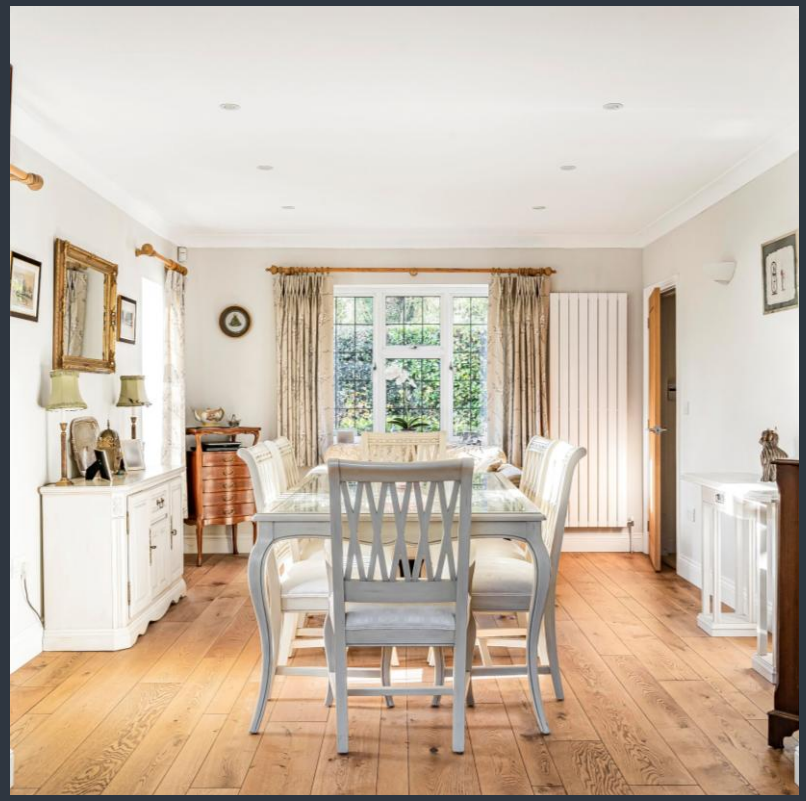
Undoubtedly one of the home's most impressive features is the magnificent sitting room, a beautifully designed space enjoying an exceptional outlook across the gardens. A striking expanse of glazed roof panels and full width Bi-fold doors draws the outside in, flooding the room with daylight and creating a seamless connection to the adjoining timber deck. The room is further enhanced by its oak effect flooring and a distinctive contemporary Jøtul wood burning stove, providing an attractive focal point and a cosy atmosphere during the cooler months. With ample space for several seating arrangements, this is a superb room in which to relax, entertain and appreciate the surrounding landscape throughout the seasons.

The kitchen/breakfast room is thoughtfully arranged with an extensive range of Shaker-style cabinetry, complemented by marble work surfaces and splashbacks along with complimenting tiled flooring. A substantial Range master cooker with extractor hood provides a focal point, whilst generous preparation surfaces and a breakfast bar offer practical space for informal dining. A window overlooks the garden, and bi-fold doors open directly onto the outside decking, making this a particularly appealing setting for summer breakfasts and alfresco entertaining. Adjoining the kitchen is a separate utility room, providing additional storage space for laundry facilities, together with its own external door offering convenient access to the garden.

The first floor landing leads to four well proportioned bedrooms and three bath/shower rooms, offering excellent flexibility for family living.

The spacious principal bedroom enjoys a delightful dual aspect with views across the surrounding greenery, fitted storage and a contemporary en-suite shower room. Bedroom two is another generous double with access to eaves storage, whilst two further bedrooms provide versatile accommodation, with bedroom three also benefiting from fitted storage.

The beautifully appointed bath/shower facilities include an impressive family bathroom with a freestanding oval bath, contemporary vanity unit and marble effect feature wall, complemented by a further bathroom and separate shower room.



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ACCOMMODATION & SPECIFICATION

Exceptional four bedroom detached residence * Approximately 0.7 acres of secluded gardens * Circa 2,695 sq ft including double garage * Magnificent sitting room with glazed roof * Impressive dining room with oak flooring and Bi-fold doors * Contemporary kitchen/breakfast room and utility * Separate study and three bath/shower rooms * Beautiful ornamental ponds and expansive decking * Gated driveway and picturesque Haslemere setting * 1.7 Miles from the station *























OUTSIDE & LOCATION

Outside, the gardens are undoubtedly one of The Clearing's most exceptional features. Extending to approximately 0.69 acres, the grounds offer a wonderful combination of sweeping lawns, mature woodland surroundings, ornamental planting and peaceful areas in which to relax and enjoy the natural setting.

Immediately adjoining the rear of the house, an extensive composite deck provides a superb space for outdoor dining and entertaining, with direct access from both the sitting room and kitchen/breakfast room. The raised decking enjoys lovely views across the gardens and incorporates steps leading down to the lawns and landscaped pathways beyond.

A particularly enchanting feature is the ornamental pond, beautifully integrated into the landscape with curved brick edging, aquatic planting and attractive timber footbridges. These create a wonderful focal point, with established shrubs, ornamental grasses and colourful seasonal planting. The combination of water, mature trees and carefully arranged garden features gives the grounds a wonderfully tranquil atmosphere.

Beyond the ponds, generous areas of lawn extend towards the boundaries, interspersed with mature specimen trees, established hedging and a variety of flowering shrubs. The gardens provide ample space for outdoor recreation and family activities, whilst retaining a delightful sense of privacy and seclusion.

Positioned within the grounds is a charming detached timber summerhouse with glazed double doors opening onto its own small decked seating area. This delightful addition offers a versatile retreat for relaxing, hobbies or enjoying the garden surroundings. A further detached outbuilding provides useful additional storage, whilst the integral double garage offers excellent parking and practical storage space.

Altogether, the Clearing represents a rare opportunity to acquire a distinctive and generously proportioned family home, combining beautifully arranged accommodation with exceptional gardens and a wonderfully peaceful setting.

The Clearing enjoys an enviable position along Holdfast Lane, on the outskirts of the historic market town of Haslemere, surrounded by beautiful countryside and mature woodland. Haslemere offers an excellent selection of independent shops, boutiques, cafés and restaurants, together with supermarkets, leisure facilities and well-regarded schools, including St Ives, Grayswood Church of England Primary School and The Royal School. Haslemere mainline railway station is approximately 1.7 miles away, providing regular services to London Waterloo, whilst the nearby A3 offers convenient connections to Guildford, London and the South Coast. The surrounding Surrey Hills and nearby National Trust countryside provide wonderful opportunities for walking, cycling and outdoor pursuits, making this an exceptional setting for those seeking a peaceful rural lifestyle without compromising on accessibility.

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	D
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Water treatment plant and mains gas-fired central heating to the radiators



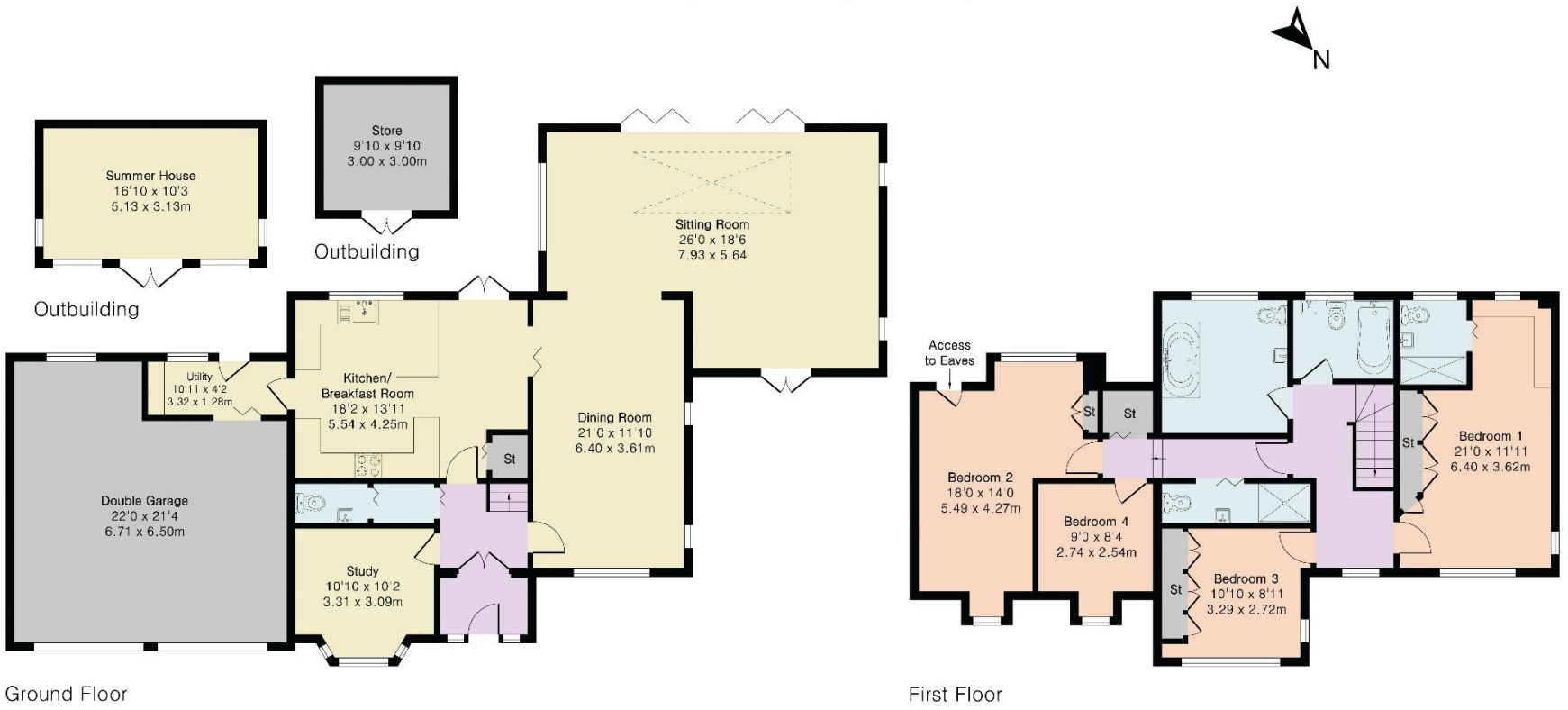








Approximate Gross Internal Area 2695 sq ft - 250 sq m
(Including Garage & Excluding Outbuilding)
Ground Floor Area 1651 sq ft – 153 sq m
First Floor Area 1044 sq ft – 97 sq m
Outbuilding Area 270 sq ft – 25 sq m



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