



10 PINE VIEW CLOSE

HASLEMERE • SURREY

10 PINE VIEW CLOSE, HASLEMERE, SURREY, GU27 1DU

Nestled within the highly desirable Pine View Close in Haslemere, this impressive detached family residence offers an exceptional blend of space, style and tranquillity.

Thoughtfully maintained and attractively presented throughout, the property showcases five generous bedrooms and a series of bright, free-flowing living areas, creating a warm and welcoming home perfectly suited to modern family life. The décor is refined and understated, with a neutral colour palette enhancing the sense of light and space, complemented by high-quality finishes including elegant wooden flooring, well-crafted joinery and tasteful fixtures.

The ground floor accommodation has been arranged to maximise natural light and to provide versatile, sociable spaces. At the heart of the home lies the superb drawing room—an expansive, well-proportioned principal reception area positioned at the rear of the property. This inviting room features an attractive fireplace, perfect for winter evenings, as well as wide panoramic windows and French doors that open onto the beautifully landscaped rear gardens, creating a seamless indoor-outdoor connection during the warmer months.

Adjacent to the drawing room, the conservatory offers an additional generous living space and serves as a wonderful vantage point from which to enjoy the gardens year-round. With its glass ceiling and surrounding windows, this room is bathed in natural light, while its French doors provide further access to the rear terrace. An open archway leads through to the kitchen and dining area, forming a particularly appealing hub for everyday family life.

The kitchen itself is finished in a classic shaker style, with white cabinetry at both base and wall

level, complemented by wooden work surfaces and a central breakfast bar ideal for casual dining. A range cooker forms the centrepiece of the space, while the layout also allows for a full dining table, making this an excellent setting for both informal meals and entertaining. The kitchen's open feel, combined with its connectivity to the conservatory and reception rooms, ensures the ground floor flows beautifully. A cosy snug or study is also located on this level—an invaluable space for those who work from home, study, or simply seek a quiet retreat away from the main living areas. Additionally, useful storage and cloakroom facilities can be found off the utility room.

The first floor continues the generous sense of scale, offering five double bedrooms. The principal bedroom is particularly impressive, enjoying garden views and benefitting from its own ensuite shower room. A second bedroom also features a private ensuite, making it ideal for guests or older children. The remaining bedrooms are well-sized and share access to the family bathroom, while a bright first-floor sitting area adds further flexibility, offering a peaceful space for reading or relaxation.

Above, the loft has been boarded and insulated and benefits from windows at either end, providing excellent natural light. Currently used for storage, this area presents exciting potential for future conversion—subject to obtaining the relevant consents—and could serve as additional accommodation, a studio or a dedicated hobby room.



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ACCOMMODATION & SPECIFICATION

Detached family home in sought-after close | Bright, stylish interiors with quality finishes

Large drawing room with fireplace and garden access | Light-filled conservatory overlooking gardens

Shaker-style kitchen with range cooker and breakfast bar | Ground-floor snug/study for flexible use

Five double bedrooms, two with ensembles | Additional first-floor sitting area

Boarded loft with conversion potential (STPP) | West-facing landscaped gardens and ample driveway parking





OUTSIDE

The external grounds further enhance the appeal of this delightful home. To the front, a spacious paved driveway provides parking for multiple vehicles and is bordered by vibrant, well-stocked flowerbeds, mature shrubs and established trees that contribute to the property's attractive kerb appeal. The rear garden, facing west to capture evening sun, offers a peaceful haven and has been thoughtfully designed to create a series of inviting outdoor spaces. Formal terraces provide ideal settings for al fresco dining or entertaining, while impeccably kept lawns stretch out towards raised border beds and a variety of flourishing shrubs, hedgerows and specimen trees that add structure and seasonal interest.

An ornamental pond forms a charming focal point, further enhancing the sense of calm and natural beauty offered by the garden. Towards the rear boundary, a greenhouse offers practical space for gardening enthusiasts, along with additional storage for tools and equipment. There is a gate at the end of the garden that opens onto Whispers Lane and the woods beyond, perfect for walking. The overall setting is exceptionally private, creating a serene environment that is rare to find so close to the amenities of central Haslemere.



The property's location is another significant advantage. Pine View Close is a highly regarded and established residential setting, known for its leafy surroundings and close proximity to both the town centre and Haslemere's mainline station, which provides fast and convenient rail services to London. Residents also enjoy access to an extensive network of National Trust footpaths, including routes leading to the iconic Devil's Punch Bowl, making the house perfectly positioned for those who value countryside walks and outdoor recreation.

Pine View Close, Haslemere, GU27

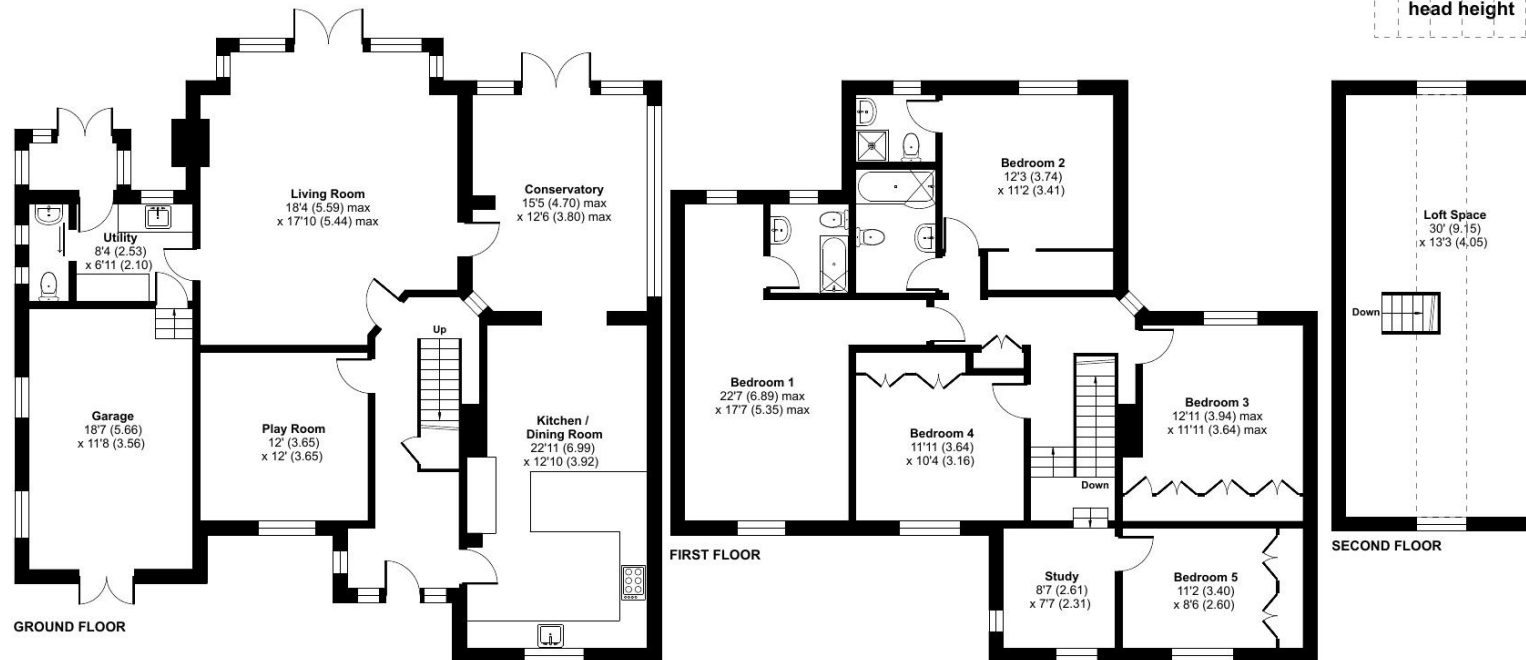
Approximate Area = 2822 sq ft / 262.1 sq m

Limited Use Area(s) = 293 sq ft / 27.2 sq m

Total = 3115 sq ft / 289.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1385086



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