



20 TROUT ROAD

HASLEMERE • SURREY

20 TROUT ROAD, HASLEMERE, SURREY, GU27 1RD

Situated in a sought-after residential position on Trout Road, this beautifully presented and thoughtfully updated four-bedroom detached home offers bright, versatile accommodation.

Internally, the ground floor has been designed with modern family living in mind. A welcoming entrance hall leads through to a superb open-plan kitchen/breakfast/family room fitted with sleek contemporary units, integrated appliances and a central peninsular breakfast bar. Large glazed doors open directly onto the rear terrace, seamlessly connecting indoor and outdoor spaces and allowing for an abundance of natural light.

Flowing from the kitchen is the spacious family room featuring a stylish gas stove and bespoke cabinetry, creating a cosy yet sociable environment. In addition, there is a separate reception room to the front of the property, ideal as a formal sitting room or playroom and again features a modern gas stove, together with a separate dining room offering further flexibility. A utility room and ground floor cloakroom complete the downstairs accommodation.

Upstairs, the principal bedroom enjoys generous proportions along with built-in storage and an en-suite shower room. There are three further

well-presented bedrooms. Two of which share an ensuite shower room while a modern family bathroom serves the remaining bedrooms. There is also a separate study. The first floor is served by two staircases increasing its versatility and flexibility.

To the rear, the garden provides a peaceful and private setting, with a paved terrace immediately adjoining the house, ideal for entertaining, leading onto a lawn bordered by mature shrubs and trees. A raised decked seating area enjoys a pleasant outlook over a natural pond, enhancing the sense of seclusion.

This is a superb family home offering flexible living space, stylish interiors and a convenient layout, all set within an established and desirable location.



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ACCOMMODATION & SPECIFICATION

Sought-after residential location | Beautiful four-bedroom detached family home

Open-plan kitchen/breakfast/family room with island | Glazed doors opening onto rear terrace

Family room with stylish gas stove | Separate reception room and dining room

Principal bedroom with en-suite | Three further bedrooms and study

Private garden with terrace and decked area | Block-paved driveway with ample parking





OUTSIDE & LOCATION

The property is approached via a generous block-paved driveway providing ample off-road parking, with an attractive brick façade and mature planting creating an inviting first impression.

To the rear, the garden provides a peaceful and private setting, with a paved terrace immediately adjoining the house, ideal for entertaining, leading onto a lawn bordered by mature shrubs and trees. A raised decked seating area enjoys a pleasant outlook over the rear boundary, enhancing the sense of seclusion.

Trout Road is a highly regarded residential address in the heart of Haslemere, offering a peaceful setting while remaining conveniently close to the town's excellent amenities. Haslemere provides a charming blend of independent boutiques, cafés, restaurants and well-known retailers, together with a mainline station offering direct services to London Waterloo, making it ideal for commuters. The area is particularly well served by both state and private schools, and is surrounded by beautiful countryside, including the South Downs National Park and National Trust land, providing wonderful opportunities for walking, cycling and outdoor pursuits.



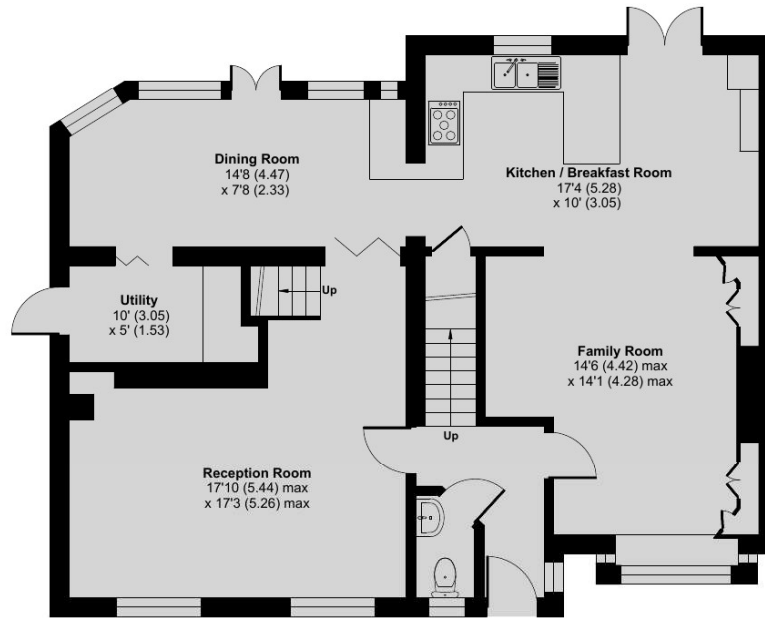
SERVICES & LOCAL AUTHORITY

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

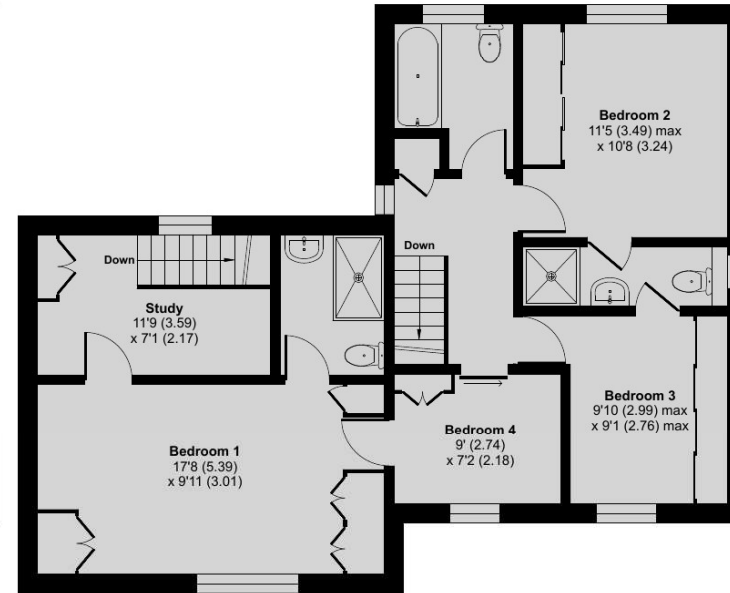
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Approximate Area = 1697 sq ft / 157.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1413131





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