



LOWOOD

SANDY LANE • HASLEMERE

LOWOOD
SANDY LANE, HASLEMERE, HAMPSHIRE, GU27 1QE

A superbly appointed detached family home enjoying a plot of circa 1.2 acres, surrounded by woodland and offering over 3,000 sq.ft of versatile accommodation including exceptional outbuildings.

Occupying a peaceful position along a quiet country lane on the fringes of Haslemere, Lowood is an outstanding detached family home that has been comprehensively modernised to create a stylish, contemporary residence offering generous living space, excellent versatility and an enviable connection with its woodland surroundings. Set behind gates within mature gardens, the property enjoys a wonderful balance of privacy and convenience, with the A3 and Haslemere's mainline station, excellent schools and vibrant town centre all within easy reach (circa 0.75 miles and 2 miles respectively).

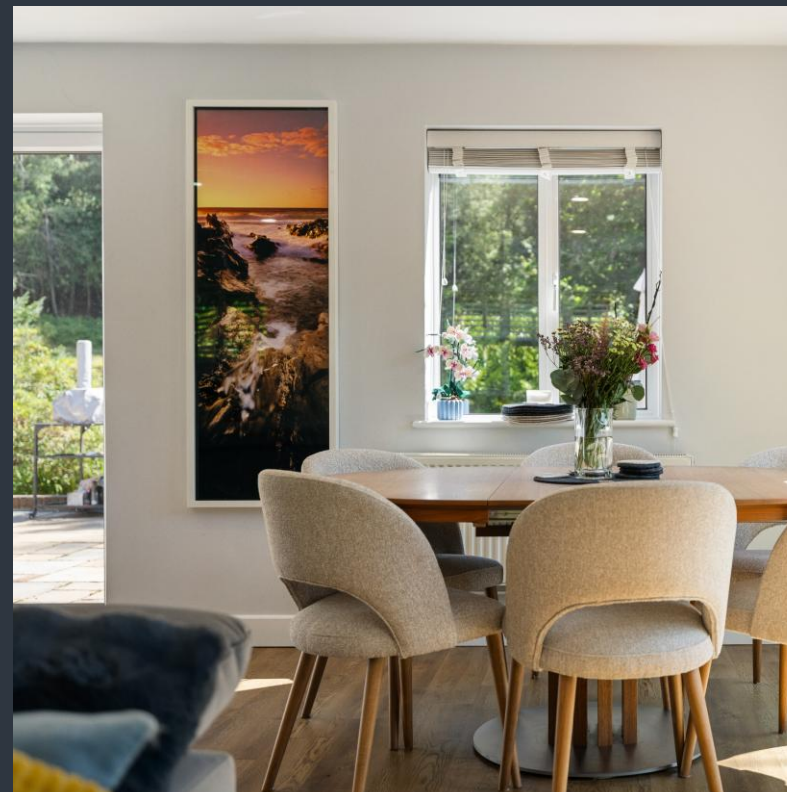
From the moment you step inside, the home impresses with its light-filled interiors, spacious proportions and carefully considered layout. The welcoming entrance hall provides an immediate sense of space and leads through to the superb 25ft open-plan kitchen and dining room, undoubtedly the heart of the home.

Beautifully appointed, the kitchen has been designed with modern family living in mind and features an extensive range of contemporary cabinetry, integrated appliances, generous quartz worktops and a substantial central island providing additional seating and preparation space. Wide doors open directly onto the rear terrace, creating a seamless transition between inside and out.

Adjoining the kitchen/living room are practical boot and utility rooms which enjoy skylight windows. Side access from the boot room make it ideal for busy family life, muddy dogs and countryside walks.

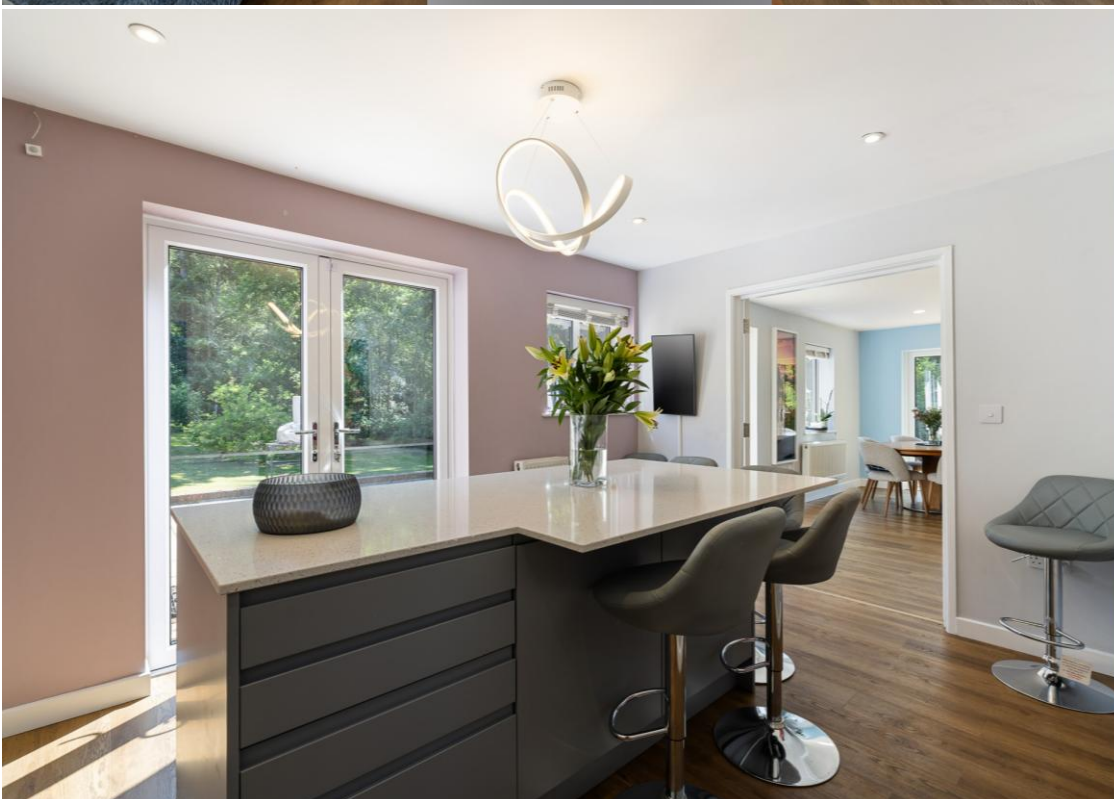
The impressive sitting / dining room is a wonderful entertaining space extending to over 23ft in length. Dual aspects and large glazed doors overlook the gardens, creating a wonderfully bright room that comfortably accommodates both seating and dining areas. Complementing this is an attractive fireplace and focal point to the seating area. A separate dual aspect family room adds to the homes flexibility and could be an additional bedroom if desired.

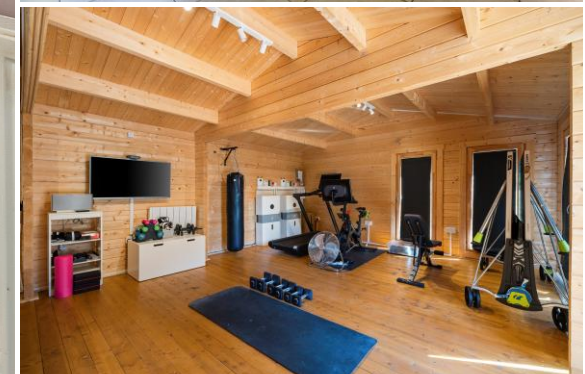
The first floor continues the home's impressive proportions, offering four generous bedrooms. The principal suite enjoys an excellent range of fitted wardrobes together with a beautifully appointed contemporary en-suite shower room. Three further double bedrooms are all well proportioned and are served by a luxurious family bathroom complete with a freestanding bath and separate shower enclosure, finished with striking contemporary tiling.



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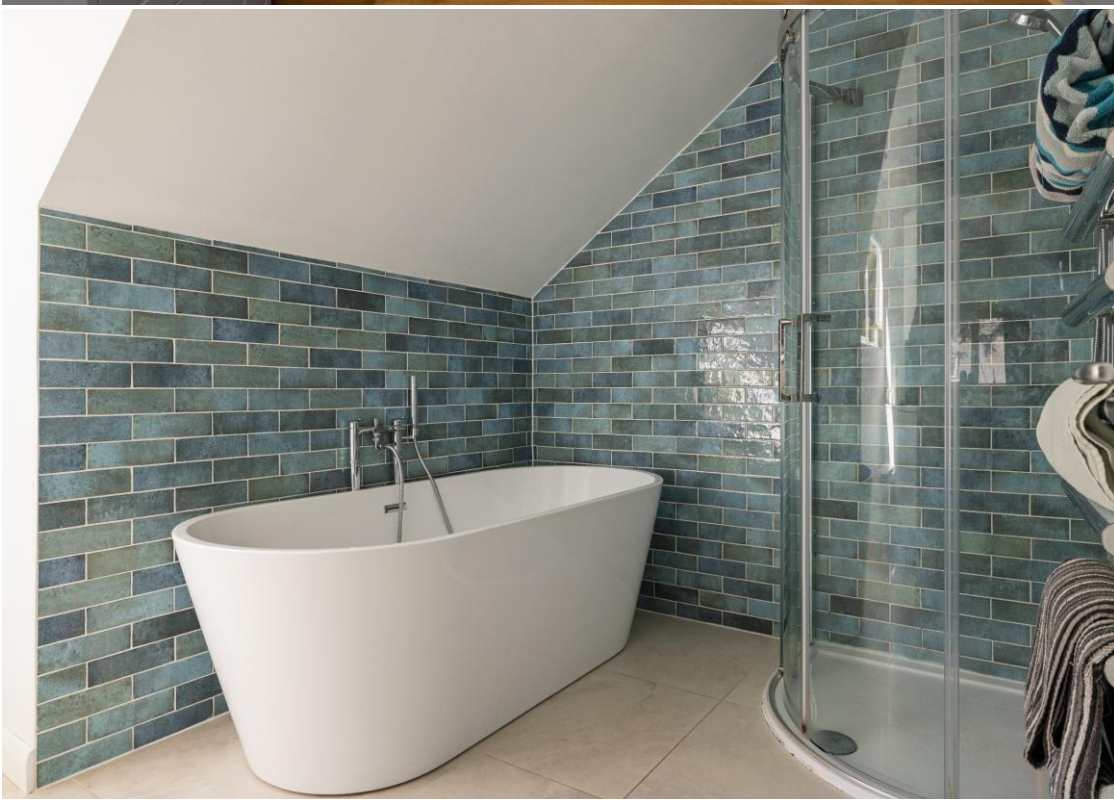
ACCOMMODATION & SPECIFICATION

Detached family home with over 3,000 sq.ft of accommodation including outbuildings * Approximately 1.2-acre plot in a peaceful semi-rural woodland setting *

Stunning 25ft open-plan kitchen/dining room with island and bi-fold doors * Separate boot and utility rooms * 23ft Triple aspect sitting/dining room *
Dual aspect family room * Four double bedrooms including a luxurious principal suite with en-suite * Well appointed family bath/shower room *

Extensive driveway * Detached garage with separate office and 20ft x 19ft workshop above * 400 sq.ft detached garden studio *
* Beautifully landscaped gardens with large terrace and level lawns *

Approximately 2 miles from Haslemere station and 0.75 miles from the A3 * EPC rating C * Early viewing highly recommended *





OUTSIDE & LOCATION

Outside, the property is equally impressive. A five bar gate open onto a large and generous driveway providing extensive parking alongside a detached garage.

The gardens which total circa 1.2 acres wrap around the property and have been thoughtfully landscaped to create a wonderful environment for both entertaining and family life. A substantial paved terrace provides the perfect setting for summer dining, whilst expansive level lawns offer plenty of space for children to play, all framed by mature hedging and beautiful woodland beyond which provides a peaceful and ever-changing backdrop throughout the seasons.

One of Lowood's standout features is its exceptional collection of outbuildings. In addition to the detached garage, there is a dedicated home office with it's own separate access/entrance, ideal for those working from home, together with a substantial first-floor workshop offering excellent potential for hobbies, storage or further ancillary accommodation, subject to the necessary consents.

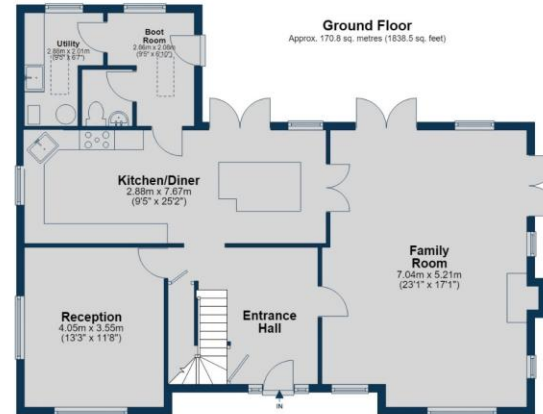
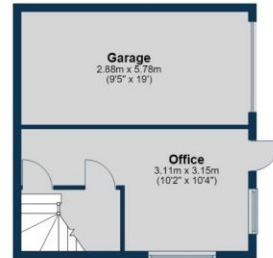
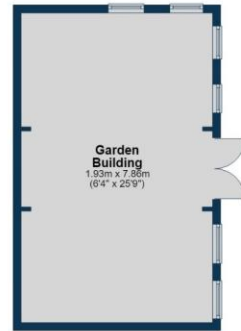
Separate from the house there is a superb detached garden studio building extending to over 400 sq.ft, creating an outstanding space suitable for a gym, studio, games room or simply entertaining, further enhancing the property's remarkable flexibility.

At significant expense, our clients have installed 24 Aiko Energy solar panels, each rated at 460 watts, providing a total installed solar capacity of 11.04 kWp. The system is estimated to generate approximately 10,444 kWh of electricity per year, equivalent to an average of approximately 28.6 kWh per day, with surplus electricity capable of being exported back to the National Grid once a suitable Smart Meter has been installed. A Myenergi battery storage system with a total capacity of 10.24 kWh stores energy generated by the panels for use when required, with a Myenergi EV car charger also integrated into the system. The installation is designed to provide 54% grid electricity independence and significantly reduces the electricity bills, for example by 83% during August of this year.

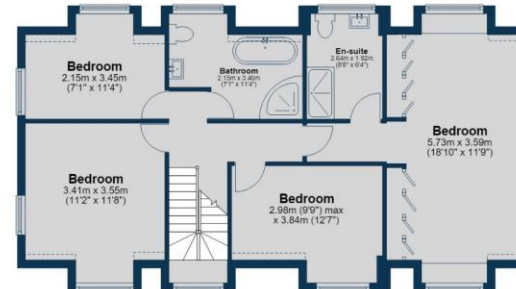
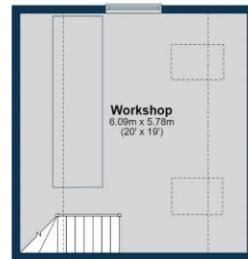
Offering over 3,000 sq ft of accommodation including its outbuildings, beautifully modernised throughout and occupying one of the area's most peaceful semi-rural settings, Lowood represents an exceptional opportunity to acquire a substantial family home combining contemporary comfort with the very best of country living.

SERVICES & TENURE

Tenure	Freehold
EPC Rating	C
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Mains water, private drainage and oil-fired central heating to radiators.



First Floor
Approx. 115.5 sq. metres (1243.3 sq. feet)



Total area: approx. 286.3 sq. metres (3081.7 sq. feet) Including Outbuildings

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.





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