

HAMMERWOOD

HASLEMERE • WEST SUSSEX

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LINCHMERE ROAD, HASLEMERE, WEST SUSSEX, GU27 3QG

An impressive and substantial six-bedroom detached family home, offering approximately 3,478 sq ft of versatile accommodation across three floors sat within a substantial 1.1 acre plot. Combining contemporary finishes with characterful touches, the property enjoys a wonderfully private setting, surrounded by mature trees and established gardens, with an additional 794 sq ft of outbuildings.

Highlights include a magnificent 36ft sitting room with feature fireplace, a stylish kitchen/breakfast room with central island, separate dining room, six bedrooms, beautifully appointed bathrooms and a superb principal suite with vaulted ceiling and private balcony. Set within established, secluded gardens, with extensive outbuildings including a summerhouse, currently arranged as a home gym, Hammerwood offers exceptional space for family living and entertaining.

The ground floor opens into a welcoming entrance hall, leading through to a separate dining room featuring attractive wood flooring and ample space for entertaining. Beyond, the superb kitchen/breakfast room is fitted with an extensive range of traditional-style cabinetry, contrasting worktops and a central island with solid wood surface and integrated wine storage. Natural stone flooring adds character, while the spacious layout provides an inviting setting for everyday family life. A separate utility room, cloakroom and additional storage complete this practical part of the house.

Undoubtedly one of the home's standout features is the magnificent 36ft sitting room. With its impressive proportions, stone flooring, multiple windows and handsome stone fireplace, this exceptional reception space provides plenty of room for relaxing and entertaining. Glazed doors open directly onto the garden, creating a wonderful connection between the house and its outdoor surroundings

The first floor offers four bedrooms, including the impressive principal bedroom, which features a striking vaulted ceiling with exposed oak beams and rooflight. Large sliding glazed doors open onto a private balcony overlooking the garden, creating a particularly appealing retreat. The principal suite is complemented by a beautifully finished en-suite bathroom with a spacious walk-in shower and twin washbasins.

Three further bedrooms occupy this floor, including a bedroom with its own en-suite bathroom. A particularly spacious family bathroom provides an additional touch of luxury, featuring a freestanding bath, separate walk-in shower and contemporary finishes.

The second floor offers two further bedrooms, providing excellent flexibility for larger families, guest accommodation or home working. A further bathroom and useful storage complete this level.



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LETTERS













ACCOMMODATION & SPECIFICATION

Impressive six-bedroom detached family home | Approximately 3,478 sq ft of versatile accommodation

Magnificent 36ft sitting room with feature stone fireplace | Stylish kitchen/breakfast room with central island and stone flooring

Separate dining room with attractive wood flooring | Superb principal bedroom with vaulted ceiling, exposed beams and private balcony

Beautifully appointed bathrooms with freestanding baths and walk-in showers | Secluded, established gardens with spacious entertaining terrace

Approximately 794 sq ft of outbuildings, including summerhouse and useful storage | Private driveway parking in a desirable semi-rural Haslemere setting













LOCATION

Outside, Hammerwood enjoys a wonderfully secluded setting, with established gardens framed by mature trees and shrubs. A spacious courtyard-style terrace provides an ideal setting for outdoor dining and entertaining, while additional lawned areas offer plenty of space for family activities. A substantial summerhouse, adjoining shed and further useful outbuildings provide excellent potential for hobbies, recreation or working from home. The property also benefits from a private driveway providing off-road parking, completing this exceptional family home.

Situated along Linchmere Road, Hammerwood enjoys a desirable position on the West Sussex side of Haslemere, combining a peaceful, leafy setting with convenient access to the town's excellent amenities.

Haslemere offers an excellent selection of independent shops, cafés, restaurants and supermarkets, together with well-regarded schools and leisure facilities. The mainline station just 1.3 miles away provides regular services to London Waterloo, while the nearby A3 offers convenient connections to London and the south coast. Surrounded by beautiful National Trust countryside, with Marley and Lynchmere Commons and the South Downs National Park close by, the location is ideal for those seeking a balance of countryside living and everyday convenience.

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	C
Council Tax Rating	Band F
Local Authority	Chichester District Council
Services	Mains water, drainage and Gas-fired central heating.

Approximate Gross Internal Area 3478 sq ft - 324 sq m
(Excluding Outbuilding)

Ground Floor Area 1472 sq ft – 137 sq m
First Floor Area 1372 sq ft – 128 sq m
Second Floor Area 634 sq ft – 59 sq m
Outbuilding Area 794 sq ft – 73 sq m



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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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Seymours

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