

FRIENDS

HASLEMERE • SURREY

FRIENDS
BUNCH LANE, HASLEMERE, SURREY, GU27 1ET

An impressive and individually designed five-bedroom detached family home offering approximately 2817 sq ft of versatile accommodation occupying an attractive, established setting along one of Haslemere's sought-after residential lanes.

An impressive and substantial five-bedroom detached family home, offering approximately 2,817 sq ft of spacious and versatile accommodation arranged over three floors. With its distinctive split-level design, excellent entertaining spaces and delightful established gardens, this individual property provides a wonderful setting for family living.

Approached via an extensive block-paved driveway providing ample parking and access to the integral double garage, the property enjoys an attractive elevated setting, framed by mature trees, established shrubs and colourful planting.

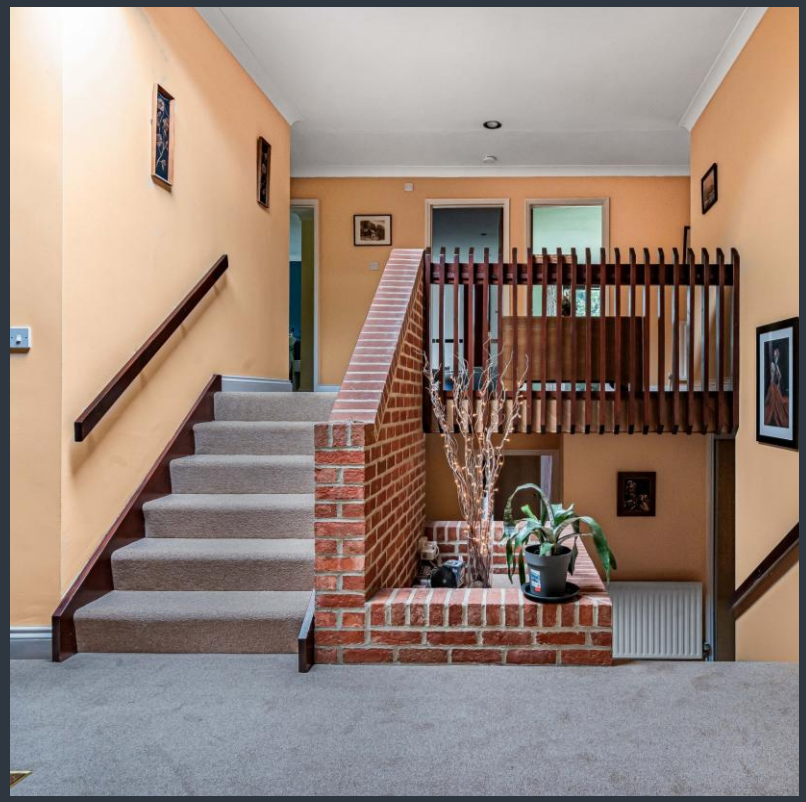
Opening from a welcoming entrance hall with an impressive split-level staircase featuring exposed brickwork and timber detailing, double doors open into the superb 20ft living room – a wonderfully spacious reception area with a feature fireplace and large glazed sliding doors opening directly onto the garden terrace. Double doors connect to the separate dining room, which also enjoys direct garden access, creating an excellent arrangement for entertaining.

The adjoining kitchen/breakfast room is equally inviting, featuring attractive wood-effect flooring, an extensive range of cream Shaker-style cabinetry, complementary worktops and a breakfast bar. A separate breakfast area enjoys lovely garden views through full-height sliding glazed doors, with a conveniently positioned ground-floor cloakroom completes this level.

The lower ground floor offers exceptional flexibility, with an impressive 24ft family/games room providing the perfect space for entertaining, relaxing or family activities. Large sliding doors open onto the garden, while a fifth double bedroom offers excellent potential for guests, teenagers or a home office. A separate shower room and well-equipped utility room add further practicality, alongside internal access to the substantial double garage.

Upstairs, the first floor provides four well-proportioned bedrooms, arranged around a central landing. The impressive principal bedroom is a particular highlight, measuring over 16ft and enjoying direct access through glazed sliding doors to a private balcony overlooking the gardens. An adjoining dressing room with fitted storage and an en-suite bathroom create a comfortable principal suite.

Three further double bedrooms provide excellent family accommodation, with one currently arranged as a study and enjoying its own Juliette balcony. A family bathroom, featuring a corner bath and separate shower enclosure, completes the first floor, together with useful built-in storage throughout.



CONTACT: SEYMOURS HASLEMERE
35A HIGH STREET, HASLEMERE, SURREY, GU27 2JY

01428787878
SALES@SEYMOURS-HASLEMERE.CO.UK





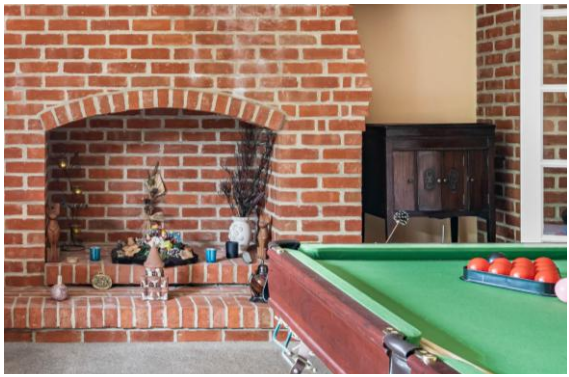












ACCOMMODATION & SPECIFICATION

Impressive five-bedroom detached family home | Approximately 3,227 sq ft of versatile accommodation

Superb 20ft living room with direct garden access | Separate dining room opening onto the terrace

Spacious kitchen/breakfast room with feature wood-effect flooring | Outstanding 24ft family/games room with garden access

Principal bedroom suite with dressing room, en-suite and balcony | Four first-floor bedrooms, family bathroom and additional shower room

Beautifully established gardens with extensive terrace and summerhouse | Integral double garage and extensive driveway parking













OUTSIDE & LOCATION

Outside, the beautifully established gardens provide a wonderful backdrop to the property. With direct access from several principal rooms, an extensive paved terrace offers plenty of space for outdoor dining, entertaining, and relaxing in the hot tub. Beyond, sweeping lawns, mature trees, colourful borders and established hedging create an attractive and private setting. A charming summerhouse and separate greenhouse add further appeal, while the extensive driveway and double garage provide excellent parking and storage.

Occupying a delightful position along the sought-after Bunch Lane, Friends enjoys a peaceful, leafy setting within easy reach of Haslemere town centre. This popular location offers an appealing balance of town and country living, with Haslemere's excellent selection of independent shops, cafés, restaurants and everyday amenities close at hand. The town's mainline station provides regular services to London Waterloo, making it an attractive choice for commuters, while a selection of well-regarded state and independent schools caters for families. Surrounded by some of the area's most picturesque countryside, including nearby National Trust land and the South Downs National Park, the property is ideally placed for enjoying scenic walks, outdoor pursuits and everything this desirable Surrey location has to offer. Nearby National Trust countryside includes Swan Barn Farm and Black Down, adding to the area's appeal.

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	E
Council Tax Rating	Band H
Local Authority	Waverley Borough Council
Services	Mains water, drainage and Gas-fired central heating.

Approximate Gross Internal Area 3227 sq ft - 300 sq m
(Excluding Outbuilding & Including Garage)
Lower Ground Floor Area 1105 sq ft – 103 sq m
Ground Floor Area 1024 sq ft – 95 sq m
First Floor Area 1098 sq ft – 102 sq m
Outbuilding Area 44 sq ft – 4 sq m



Seymours
PRESTIGE HOMES

The Property Ombudsman
ctsi APPROVED CODE TradingStandards.uk

Seymours

PRESTIGE HOMES

35a High Street, Haslemere, Surrey, GU27 2JY
01428 787878
paige@seymours-haslemere.co.uk
www.seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.