

6 MALLARD CLOSE

HASLEMERE • SURREY

6 MALLARD CLOSE, HASLEMERE, SURREY, GU27 1QU

An attractive, spacious four-bedroom detached family home offering approximately 1,716 sq ft of versatile accommodation, featuring an impressive 28ft sitting/dining room with wood-burning stove, bright conservatory overlooking the garden, well-appointed kitchen, separate playroom/study, superb principal bedroom with en-suite and a secluded rear garden, integral garage and driveway parking.

Set back from the road behind a private driveway, this attractive family home offers a superb balance of space, comfort and versatility and has been thoughtfully arranged to accommodate modern family living.

Leading off a welcoming entrance hall, the wonderfully spacious sitting/dining room extends to over 28ft in length and is undoubtedly a standout feature. A charming bay window draws natural light into the sitting area, while a contemporary wood-burning stove with a solid timber mantel creates a cosy focal point. Soft neutral décor and comfortable proportions make this an ideal space for relaxing with family or entertaining friends.

Flowing naturally through the room, glazed double doors open into an attractive conservatory flooded with natural light, providing an excellent additional dining or entertaining space. French doors open directly onto the rear garden, making it particularly appealing during the warmer months.

Adjoining the sitting/dining room, the well-appointed kitchen combines practicality with a classic finish. A comprehensive range of cream Shaker-style cabinetry is complemented by curved cupboards, contrasting worktops and attractive tiled splashbacks. Integrated cooking appliances, including a gas hob and double oven, sit alongside a breakfast bar, while tiled flooring provides a practical finishing touch. A separate utility room with door to the outside offers additional storage and laundry facilities and leads through to a ground floor cloakroom.

A further versatile reception room benefits from attractive wood effect flooring and a pleasant outlook front-facing outlook. Currently used as a playroom, this useful space could equally serve as a home office, snug or children's den, adapting effortlessly to changing family needs.

Upstairs, the sense of space continues with four bedrooms arranged around the central landing. The impressive principal bedroom is a particular highlight, extending to almost 26ft in length and offering an exceptional amount of space for bedroom furniture and a comfortable seating area. A substantial range of fitted wardrobes provides excellent storage, while the contemporary en-suite bathroom is attractively finished with neutral tiling, contrasting wood-effect flooring, a fitted vanity unit, a full-size bath and a separate shower enclosure.

Two further well-proportioned bedrooms provide comfortable accommodation, both enjoying pleasant outlooks through traditional leaded windows. A fourth bedroom, currently arranged as a home office, offers additional flexibility for guests, younger family members or those working from home. The bedrooms are served by a modern family shower room, featuring stylish grey tiling, a curved shower enclosure and a sleek vanity unit.



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ACCOMMODATION & SPECIFICATION

Attractive four-bedroom detached family home | Approximately 1,716 sq ft of versatile accommodation

Impressive 28ft sitting/dining room with wood-burning stove | Bright conservatory with French doors onto the garden

Well-appointed Shaker-style kitchen with breakfast bar | Separate utility room and ground floor cloakroom

Versatile playroom, snug or home office | Superb 25ft principal bedroom with fitted wardrobes and en-suite bathroom

Modern family shower room | Secluded rear garden, integral garage and driveway parking













OUTSIDE & LOCATION

Outside, the rear garden provides a delightful setting for family life and outdoor entertaining. Predominantly laid to lawn and enclosed by established hedging, mature shrubs and timber fencing, it enjoys a pleasing degree of privacy. A paved seating terrace offers the perfect spot for summer dining and relaxation, while well-stocked borders and established trees create an attractive leafy backdrop. A useful timber garden shed provides additional storage.

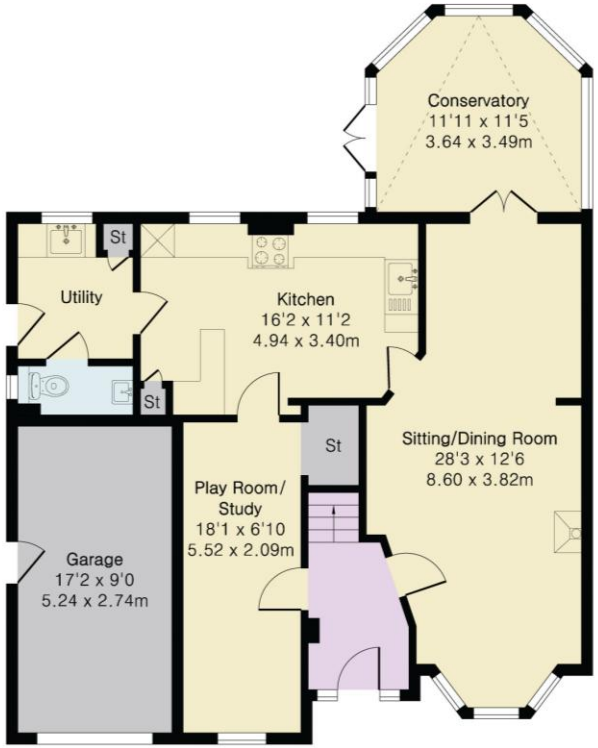
To the front, a driveway provides off-road parking and leads to the integral single garage, while an established front garden and attractive brick-and-tile elevations enhance the property's kerb appeal. Side access offers a practical route between the front and rear gardens.

Situated in a peaceful and established cul-de-sac in the popular Shottermill area of Haslemere, Mallard Close enjoys a convenient position within easy reach of local amenities, excellent schools and beautiful surrounding countryside. Nearby Wey Hill offers a variety of independent shops, cafés and everyday conveniences, while Haslemere's attractive High Street provides a further selection of boutiques, restaurants and leisure facilities. The property is particularly well placed for families, with Shottermill Infant and Junior Schools, Camelsdale Primary School and Woolmer Hill School all within easy reach. Haslemere's mainline station, approximately one mile away, provides regular services to London Waterloo, making the location equally appealing to commuters. For those who enjoy the outdoors, the surrounding Surrey Hills and nearby National Trust countryside offer an abundance of scenic walks, cycling routes and recreational opportunities, while the A3 provides convenient road connections towards London and the South Coast.

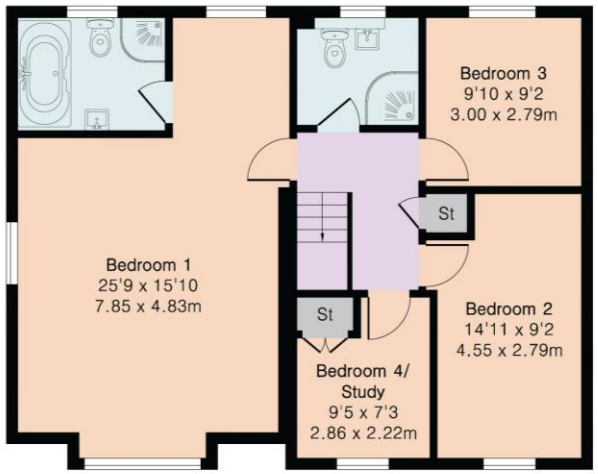
SERVICES & LOCAL AUTHORITY

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

Approximate Gross Internal Area 1716 sq ft - 159 sq m
(Excluding Garage)
Ground Floor Area 886 sq ft – 82 sq m
First Floor Area 830 sq ft – 77 sq m
Garage Area 158 sq ft – 15 sq m



Ground Floor



First Floor

Seymours

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.

Seymours

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