



3 Broomhill

3 Broomhill, Bannacle Hill Road, Sandhills, Godalming, Surrey



A substantial portion of an impressive Victorian house set in delightful gardens, with stunning far reaching views.

3 Broomhill is an attractive and charming central portion of a fine Victorian country house built around 1895. The property has been updated and refurbished while retaining a number of period features including high ceilings, sash windows, decorative fireplaces and detailed woodwork and cornicing.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE



1.2 ACRES



FREEHOLD



RURAL



2,474 SQ FT



**GUIDE PRICE
£1,250,000**



The property

The light and airy accommodation has a natural flow, with formal and informal entertaining areas and is arranged to suit modern family living. The kitchen/breakfast room has bespoke wooden units, parquet floor and gas Aga, and opens onto the dining room with doors to the terrace and delightful views over the garden. The bedroom accommodation is arranged over the first and second floors. The substantial principal suite with walk-in wardrobe and generous ensuite bathroom with separate shower enjoys spectacular panoramic views. The guest bedroom benefits from decorative Victorian fireplace and ensuite bathroom, two further bedrooms are serviced by a family bathroom. A fitted study area completes the upstairs.

Outside

3 Broomhill is approached via a sweeping tarmac driveway to a parking and turning area for several cars. To the north of the driveway is additional parking, storage, a wooded area and detached garage. The extensive south facing gardens are mainly laid

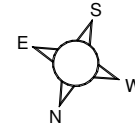
to lawn interspersed with attractive shrubs and herbaceous borders planted with an array of colourful plants. Across the rear of the house is a terrace and loggia offering additional entertaining space with a gorgeous outlook.

Location

The property is at the heart of the pretty hamlet of Sandhills, close to the villages of Witley, Brook with its picturesque village green and public house, and Chiddingfold which has a thriving local community. Sandhills is surrounded by beautiful countryside, much of which is National Trust land providing excellent walking and riding. Haslemere and Godalming towns provide a good variety of boutique shopping, restaurants, Waitrose supermarkets, recreational facilities and mainline stations with fast trains to London Waterloo. There is an additional station at nearby Witley. There is a fine selection of schools in the area including Cranleigh, Charterhouse, Aldro, St Ives and Highfield and Brookham. Sporting facilities include golf at Chiddingfold and Liphook, racing at Goodwood and Fontwell and polo at Cowdray Park.







Ground Floor

First Floor

Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 2,474 sq ft (230 sq m)

Garage internal area 175 sq ft (16 sq m)

Storage internal area 123 sq ft (11 sq m)

For identification purposes only.

Directions

GU8 5UB

From Haslemere's Strutt and Parker office, head on to A286 (High Street) and continue to follow this road for 3.6 miles, then turn right in to Brook road. After 0.8 miles turn left into Sebastopol Lane, turn left onto Bannacle Hill and then almost immediately take the entrance on your left, into Broomhill.

what3words ///cheese.lofts.mandolin - takes you to the gate entrance

General

Local Authority: Waverley Borough Council

Services: Mains water, gas and electricity. Private drainage which we believe complies with the current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: D

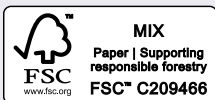
Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

01428 661077

haslemere@struttandparker.com

struttandparker.com



@struttandparker

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