



Broomfield, Mead Road, Hindhead, Surrey

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Broomfield Mead Road, Hindhead, Surrey GU26 6SG

A substantial detached family home set in attractive gardens on a private road

Haslemere town centre and mainline station 3.5 miles (London Waterloo 53 minutes), Farnham town centre and mainline station 7.5 miles (London Waterloo 53 minutes), Guildford 13 miles, London 38 miles.

Entrance hall | Drawing room | Sitting room
Kitchen/breakfast/family room | Study | Utility
Cloakroom | Principal bedroom with dressing and shower room | 5 further bedrooms 3 further bath/shower rooms (2 en-suite) | Detached double garage with garden store and workroom
Gardens | About 0.72 acres | EPC rating D

The property

Broomfield is a handsome detached, Arts & Crafts style property, sympathetically extended and modernised over the years by the current owners, to provide a spacious family home with flexible and versatile accommodation. The striking double aspect kitchen, with large breakfast/family room, is at the heart of the home, with bespoke fitted units and solid wood worktops, views over the pretty front garden and a further generous range of units extending into the dining area with display shelving. The dining and family areas are light and spacious with views over the rear gardens and two French doors opening out onto the terrace and gardens. The dual aspect drawing room has French doors opening onto the front gardens, and an open brick fireplace. The sitting room is also dual aspect, with a bay window over the front gardens and an attractive open fire with wooden surround. The spacious study has French doors opening onto the pretty courtyard terrace.

On the first floor, the bedroom accommodation is extremely generous with 5 of the 6 bedrooms being comfortable doubles. The principal bedroom suite, with vaulted ceiling and exposed beams, is dual aspect and has a dressing room and en-suite shower. The second and third bedrooms also have en-suite bath/shower rooms, with the second bedroom also having a vaulted ceiling and exposed beams. The remaining bedrooms share the family bathroom.

Outside

Broomfield is approached via a gravel drive providing parking and turning for several vehicles, leading to the rear tarmac drive and garage block and yard. The gardens and grounds are an attractive feature of the property and are well screened, offering a good deal of privacy and seclusion. The front and rear gardens are mainly laid to lawn with an abundance of mature and specimen trees and shrubs including an unusual Indian bean tree in the front "secret garden"; which also features an attractive old wall, adding character and charm to the outside space. Two terraces to the rear of the property are ideal for outdoor entertaining, the first accessed from the family room whilst the second is screened by the garden wall, giving a degree of privacy and creating a courtyard terrace. The detached double garage block with workroom and garden store, can be accessed through a gate from the front drive. A tarmac rear drive leads to the garage and hard standing area.

Location

Broomfield is well screened and secluded, situated on a private no through road in a popular and convenient location. Haslemere and Farnham both provide a good variety of shopping and recreational facilities, and have fast trains reaching London Waterloo in approximately 53 minutes. Sporting facilities include golf at Liphook and West Surrey, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.





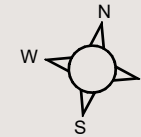
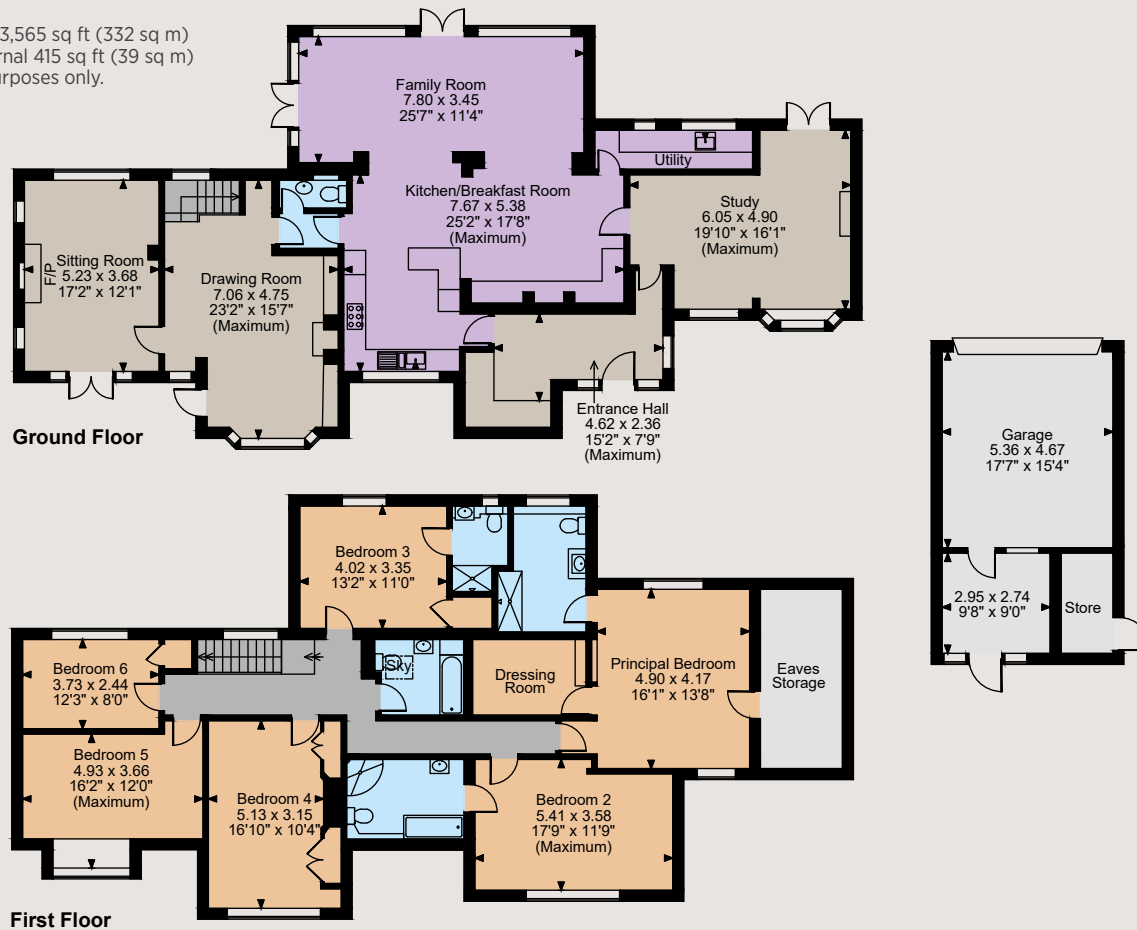








Floorplans
House internal area 3,565 sq ft (332 sq m)
Garage & Store internal 415 sq ft (39 sq m)
For identification purposes only.



Directions

From London take the A3 south bypassing Guildford. Upon reaching the Hindhead traffic lights turn right into the Tilford Road and after a short distance turn right into Mead Road. Broomfield is the fourth house on the left hand side.

General

Local Authority: Waverley Borough Council
Services: Mains water, gas, electricity and drainage. Gas-fired central heating to radiators.
Council Tax: Band G
Tenure: Freehold
Guide Price: £2,250,000

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

18 High Street, Haslemere, Surrey GU27 2HJ

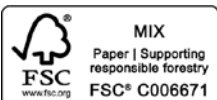
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