



# Lythe Hill Farm

Petworth Road, Haslemere, Surrey

## Lythe Hill Farm is a detached, chalet-style property enjoying far reaching views, set in 2.66 acres

A detached chalet-style home with garage, numerous outbuildings and set in 2.66 acres, occupying a stunning location and enjoying far reaching views. The property also offers the opportunity to refurbish or redevelop (subject to planning) and is within easy reach of Haslemere's comprehensive amenities and mainline station, with regular services to regional centres and London Waterloo.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**2.66 ACRES**



**FREEHOLD**



**RURAL**



**1,319 SQ FT**



**GUIDE PRICE  
£1,200,000**

### The property

Lythe Hill Farm is a chalet-style property with brick elevations under a tiled roof with more than 1,300 sq. ft. of light-filled flexible accommodation arranged predominantly over a single floor. The property also offers the opportunity to refurbish or redevelop (subject to planning).

Configured to provide an ideal family and entertaining space maximising the panoramic views over surrounding countryside, the ground floor accommodation flows from a spacious and welcoming reception hall with feature fireplace.

Comprising a generous dual aspect family room with feature exposed brick fireplace, and a well-proportioned kitchen with a range of contemporary high-gloss wall and base units and modern integrated appliances. There are two double bedrooms, a modern fully-tiled family bathroom and adjacent cloakroom which provides access to the rear porch.

Stairs rise from the reception hall to the first floor, which is dedicated to a spacious vaulted principal bedroom with built-in storage.

### Outside

The property is approached over a sweeping tarmac driveway, which provides ample parking in addition to the detached garage. There is a range of detached outbuildings extending to 485 sq. ft.

The gardens and grounds extend to about 2.66 acres, mainly laid to lawn and pasture/paddock and incorporating numerous seating areas from which to enjoy the far reaching views over the surrounding countryside.



## Location

The property adjoins the exclusive Lythe Hill Hotel & Spa and sits within easy reach of Haslemere's comprehensive high street and boutique shopping facilities including Waitrose, M & S Food, Tesco, WH Smith, Boots, Lloyds Pharmacy and Space NK, numerous restaurants, cafés, pubs and bars and leisure amenities including a tennis club, leisure centre and two hotels with spas.

The surrounding countryside provides numerous golf courses, racing at Goodwood and Fontwell, polo at Cowdray Park, and sailing on Frensham Ponds, while Blackdown offers some 965 acres of pine- and heather-covered forest, ideal for riding and walking.

Communications links are excellent: Haslemere station provides regular trains into London Waterloo and the A3 gives easy access both to the south coast and to connections with the M25 road network, giving further access both to Heathrow and Gatwick Airports and to central London.

The area offers a good selection of state primary and secondary schooling including Liphook Infant and Junior Schools (both rated Outstanding by Ofsted) together with a wide range of independent schools including St. Ives, The Royal, Amesbury, St. Edmund's, OneSchool Global UK (Hindhead Campus), King Edward's Witley and Highfield and Brookham.



## Distances

- Haslemere High Street 1.5 miles
- Hindhead 4.4 miles
- A3 (Portsmouth Road) 7.3 miles
- Chichester 22.1 miles
- London Gatwick Airport 35.3 miles
- London Heathrow Airport 38.4 miles
- Central London 47.7 miles

## Nearby Stations

- Haslemere
- Witley
- Liphook

## Key Locations

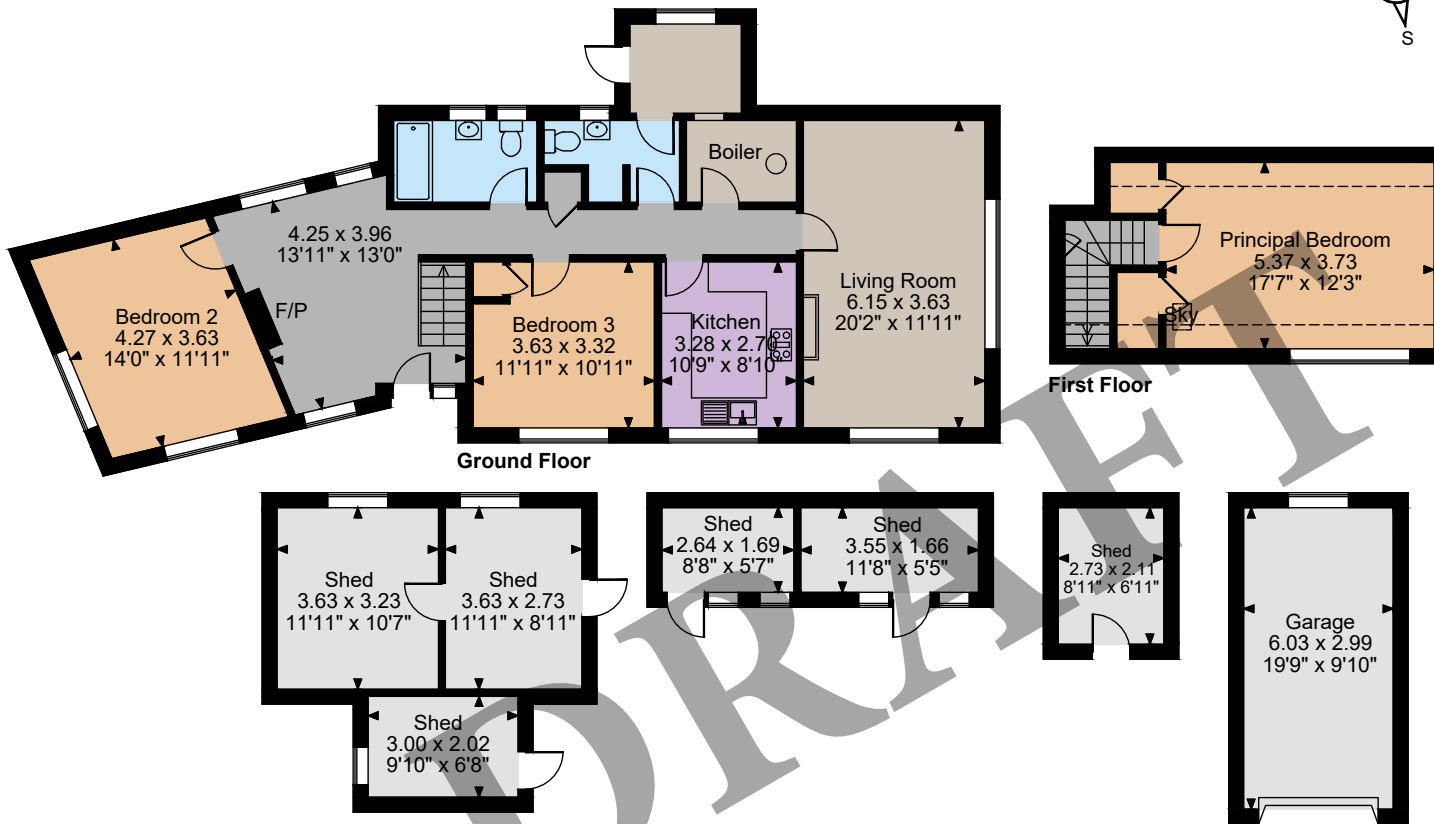
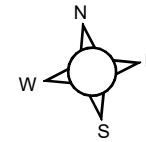
- Black Down (National Trust)
- Lythe Hill Hotel & Spa
- Dunsfold Aerodrome
- Ebernoe Common Nature Reserve
- Loxwood Joust
- Goodwood

- Fontwell
- Cowdray Park
- Frensham Ponds

## Nearby Schools

- St. Ives School
- Grayswood CofE (Aided) Primary School
- St. Bartholomew's CofE Aided Primary School
- The Royal School
- Shottermill Infant School
- Shottermill Junior School
- Camelsdale Primary School
- Fernhurst Primary School
- Amesbury School
- OneSchool Global UK (Hindhead Campus)





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

--- Denotes restricted head height

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## Floorplans

Main House internal area 1,319 sq ft (123 sq m)

Garage internal area 194 sq ft (18 sq m)

Sheds internal area 485 sq ft (45 sq m)

Total internal area 1,998 sq ft (186 sq m)

For identification purposes only.

## Directions

GU27 3BE

///what3words; saints.easygoing.removal - brings you to the property

## General

Local Authority: Waverley Borough Council

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

Council Tax: Band E

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

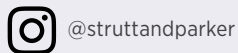
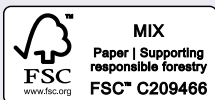
## Haslemere

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