



1 Oakfield Cottages

Roundhurst Lane, Haslemere, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP



A charming, attached period cottage situated in a beautiful rural location close to Haslemere

Oakfield Cottages is a delightful three-bedroom period property, set in the midst of the stunning rolling countryside of the South Downs. The property features plenty of character, with exposed wooden floorboards, leaded windows and charming brick, stone and tiled elevations.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



OFF STREET PARKING



GARDEN



FREEHOLD



RURAL



1,313 SQ FT



**GUIDE PRICE
£875,000**



The property

There are two comfortable reception rooms on the ground floor. The dining room and the sitting room are both to the front of the house, accessed via the attractive entrance hall with its splendid tiled flooring. The sitting room has a fireplace with a woodburning stove, while the dining room welcomes plenty of natural light through its dual aspect.

The kitchen has farmhouse-style units, an integrated dishwasher and fridge, and a range cooker. There is also a utility room for further household appliances.

The first floor has three double bedrooms, two of which have fitted storage. The principal bedroom has an en suite bathroom with a separate shower unit, while there is also a family bathroom.

Outside

At the front of the property, wrought-iron gates open onto a gravel driveway, which provides parking space for several vehicles. The front garden is laid to lawn, with border shrubs and hedgerow. To the rear the garden is mostly laid to lawn, with paved pathways, border flowerbeds and hedgerow, a potting shed and a workshop. Beyond the garden there are views across the beautiful surrounding countryside.



Location

The property is set in a peaceful rural position, surrounded by the beautiful countryside of the South Downs National Park. Comprehensive facilities are available in nearby Haslemere, which offers extensive quality shopping facilities, together with a good selection of restaurants, cafés, pubs and bars and excellent leisure amenities including a tennis club and a leisure centre. The surrounding countryside comprises a mixture of woodland and farmland ideal for sporting and country pursuits and the general area is ideal for the keen golfer, with easy access to courses at Hindhead, Liphook, Cowdray Park, Chiddingfold and Sunningdale, and also boasts racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester.

Haslemere also has the added benefit of Blackdown, an area of approximately 965 acres of pine- and heather-covered forest owned by the National Trust, providing outstanding views and excellent opportunities 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 general area is renowned for its excellent range of state schools, including Shottermill Infant and Junior Schools, Woolmer Hill School and Midhurst Rother College while nearby independent schools include Highfield and Brookham Schools, St. Ives, Amesbury, The Royal School and St. Edmund's as well as King Edward's, Aldro Prep School and Charterhouse.



Distances

Haslemere 3 miles

Nearby Stations

Haslemere station 3.3 miles (London Waterloo 52 minutes), central London 49 miles

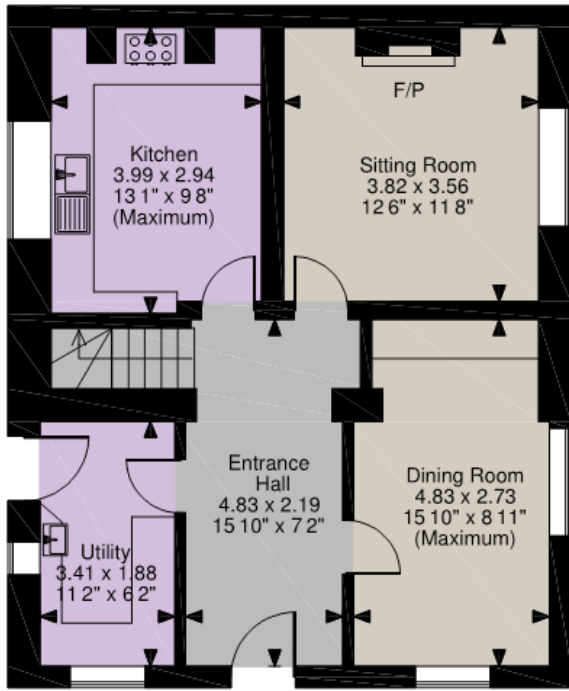
Key Locations

Peaceful location
Close to Haslemere town centre
South Downs National Park

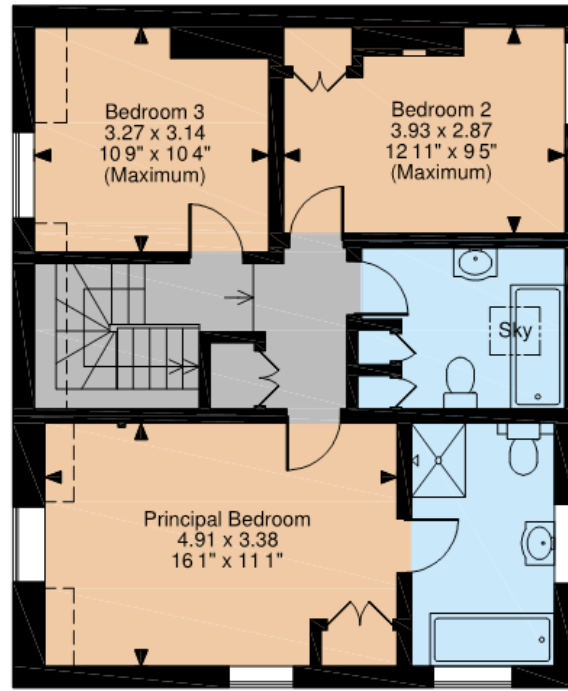
Nearby Schools

Woolmer Hill School
Highfield and Brookham
Shottermill Infant and Junior Schools

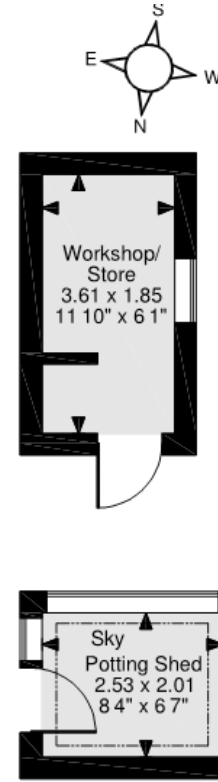




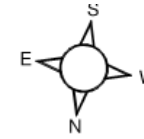
Ground Floor



First Floor



Outbuildings



Floorplans

Houses internal area 1,131 sq ft (122 sq m)
Outbuilding internal area (12 sq m)

Directions

GU27 3BN

what3words///drift.glad.hedgehog

General

Local Authority: Waverley Borough Council
Services: Mains electricity. Gas (LPG). Private supply of mains water. Private drainage - we have been advised by the vendor that the drainage will be upgraded in order to comply with current regulations.
Council Tax: Band G
EPC rating: E

The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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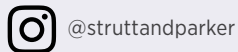
Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

01428 661077

haslemere@struttandparker.com

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