



Mulberry House, 9 Stroatley Rise, Haslemere, Surrey

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Mulberry House

9 Stroatley Rise, Haslemere, Surrey GU27 1AF

A beautifully presented 5 bed family home set in approximately 0.75 acres, in highly convenient and sought after location

Haslemere and station 1.0 mile (London Waterloo 52 minutes), A3 (Portsmouth Road/ Kingston Bypass) 7.1 miles, London Gatwick Airport 36.0 miles, London Heathrow Airport 39.3 miles, central London 46.8 miles

Reception hall | Sitting room | Study/snug
Kitchen/dining room | Utility room | Cloakroom/
wet room | Principal bedroom with en suite
4 Further bedrooms | Family bathroom | Garden
Double garage | Garden | About 0.75 acres
EPC rating D

The property

Mulberry House is a handsome double-fronted neo-Georgian property offering almost 2,100 sq. ft. of flexible accommodation arranged over two light-filled floors. Extensively renovated by the current owners and configured to provide an ideal family and entertaining space and featuring a wealth of parquet flooring throughout, the ground floor accommodation has a natural flow from the welcoming reception hall, with useful contemporary cloakroom/wet room.

The spacious triple aspect sitting room has a feature open fireplace and French doors to the rear terrace, and a well-proportioned study/snug has built-in shelving and useful storage. To the rear is an extensive L-shaped kitchen/dining room with bespoke Neptune fitted kitchen featuring a range of contemporary wall

and base units including a large central island with breakfast bar, double Belfast sink, quartz worktops, electric Aga, underfloor heating, modern integrated appliances including a wine chiller and French doors to the terrace. A useful neighbouring fitted utility room with a door to the integral double garage completes the ground floor.

On the first floor the property offers a spacious principal bedroom with fitted dressing area and luxurious, marble tiled en suite shower room, four further generous bedrooms and a contemporary marble tiled family bathroom with freestanding bath.

Outside

Set behind an area of level lawn screened by mature trees and hedging, the property is approached over a tarmac driveway providing private parking and giving access to the integral double garage. The well-maintained part-terraced rear garden is laid mainly to lawn and features numerous seating areas, a children's play area and a large wraparound paved terrace, ideal for outside entertaining, the whole screened by mature shrubs and trees providing privacy and seclusion.

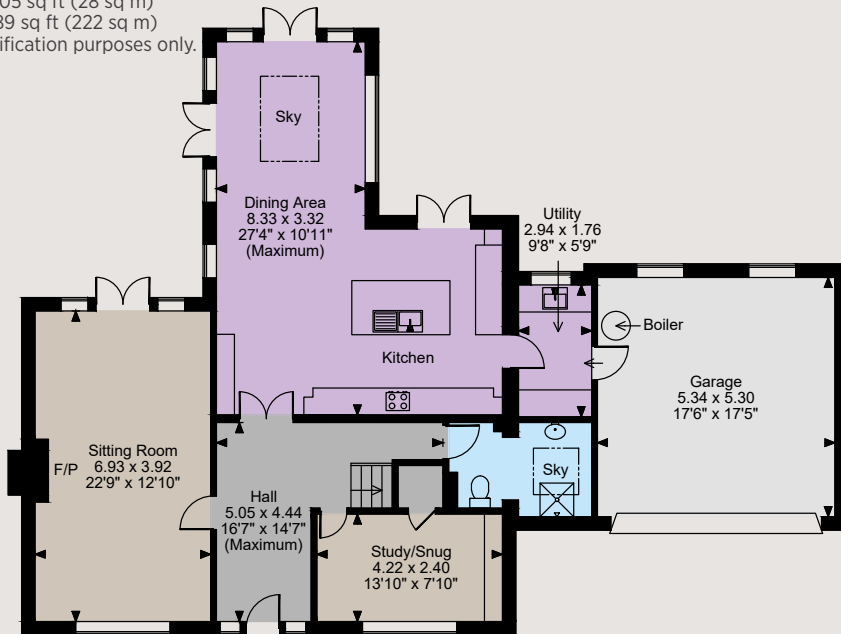
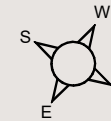
Location

The property is located in the highly-desirable private estate of Stroatley Rise, surrounded by walks in beautiful National Trust land. Haslemere offers extensive quality High Street and independent shopping facilities including Waitrose, together with a good selection of restaurants, cafés, pubs and bars and excellent leisure amenities including a tennis club, leisure centre and two hotels with spas. 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. The area offers a good selection of independent schools including The Royal, Amesbury, St. Ives and St. Edmund's.

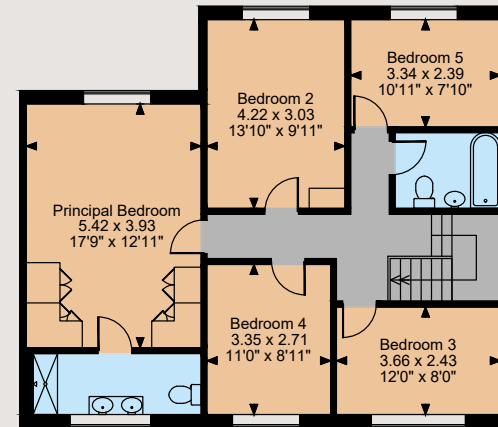




Floorplans
 House internal area 2,084 sq ft (194 sq m)
 Garage 305 sq ft (28 sq m)
 Total 2,389 sq ft (222 sq m)
 For identification purposes only.



Ground Floor



First Floor

Direction

From Strutt & Parker's Haslemere office head south on High Street (A286), continue onto Lower Street (B2131) and after 0.8 mile turn right onto St. Christopher's Green. Continue onto Bunch Lane, turn left onto Stroatley Rise and after 0.2 mile Mulberry House can be found on the right.

What3words ///bothered.wished.commutes

General

Local Authority: Waverley Borough Council
Services: Mains water, electricity, gas central heating and mains drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,650,000



Haslemere

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