

# 3 ANDERSON COURT





## 3 ANDERSON COURT

SHEPHERDS HILL, HASLEMERE, SURREY, GU27 2NE

An impressively proportioned Victorian property in the heart of Haslemere town, offering an abundance of characterful accommodation as well as private garden space, parking and garaging.

- Four well-proportioned bedrooms
- Stylish family bathrooms on the ground floor and first floor
- Stunning sitting room with open fireplace and French doors to the balcony
- Large open plan kitchen/dining room
- Attractive newly fitted kitchen with multiple units and tiled flooring
- Beautiful private gardens
- Substantial private basement space for storage
- Gravel driveway parking for several cars and a single garage.

Haslemere Station 0.6 miles (London Waterloo from 49min), Godalming 9 miles (London Waterloo from 40 min), Guildford 15 miles (London Waterloo from 35 min), central London 44 miles



## THE LOCATION

Anderson Court sits in a wonderful, elevated position with a leafy rural outlook juxtaposed against its extremely convenient, central location. The property is within a short walk of the town, local shops and the mainline station.

Haslemere offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs, coffee shops, along with a tennis club and the newly refurbished Herons Leisure Centre. The mainline station provides services into London Waterloo in approximately 49 minutes. Further shopping facilities are available in the nearby towns of Godalming and Guildford which are easily accessed via the A286 and the A3.

Communications in the area are superb, with London approximately 45 miles away and the A3 at Hindhead and Milford providing access to London, the M25 and Gatwick, Heathrow and Southampton airports.

Sporting facilities are excellent, including golf at Hindhead, Liphook, Cowdray Park and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester.

Haslemere also has an abundance of beautiful countryside on the doorstep, much of it being owned by the National Trust. These areas are ideal for walking, cycling or riding, including Blackdown, The Devil's Punch Bowl and Hindhead Common.



## THE PROPERTY

The home has a wonderful history, having been Haslemere's first cottage hospital, opened in 1898. 3 Anderson Court forms the left-hand portion of this magnificent Victorian building, with its own entrance, parking, and beautifully landscaped gardens. The accommodation, the majority of which has wonderful high ceilings and many period features, has been sympathetically extended and modernised to offer a wonderful mix of period charm and modern convenience. The rooms are bright and spacious with large windows and a beautiful, elevated outlook. The home is split over two floors, with two double bedrooms and a family bathroom on the first floor. On the ground floor there is an entrance hall that leads into the truly impressive living room, with refurbished original parquet flooring, an open fireplace, large windows, and a French door that leads to an extensive balcony area. The bespoke handmade kitchen is open plan to the dining room and has been replaced by the current owners to offer a stylish and truly practical space for cooking and entertaining. There are two further bedrooms and a family bathroom on the ground floor which means that the space is incredibly flexible and can be used as required by the new owner.





## THE GARDENS AND GROUNDS

The gardens have been meticulously planned and maintained by the current owner. There are different sections of the garden with lawn, terraces and well stocked, mature flower and shrub borders. There is off street parking for several vehicles, a single garage and a cellar which runs underneath the majority of the property providing superb storage.

## INFORMATION

### DIRECTIONS

From Haslemere Town Hall which is located at the southerly end of the main parade of shops, follow the high street to the west in the direction of Hindhead. Almost immediately you will see the turning on your left onto Shepherds Hill. Turn onto Shepherds Hill and drive for approximately 200 meters. The entrance to Anderson Court will be found on your right-hand side.

### SERVICES

Mains water & electricity, gas central heating

### FIXTURES & FITTINGS

Carpets, curtains, light fittings and garden statuary are excluded from the sale, but some items may be made available by separate negotiation.

### LOCAL AUTHORITY:

Waverley Borough Council, 01483 523 333

### COUNCIL TAX

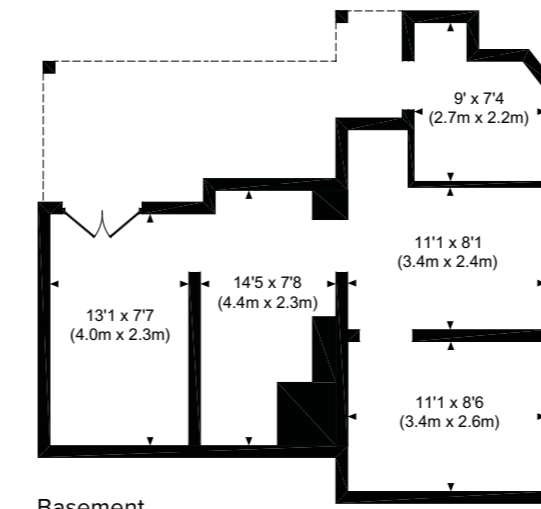
Band D

### TENURE

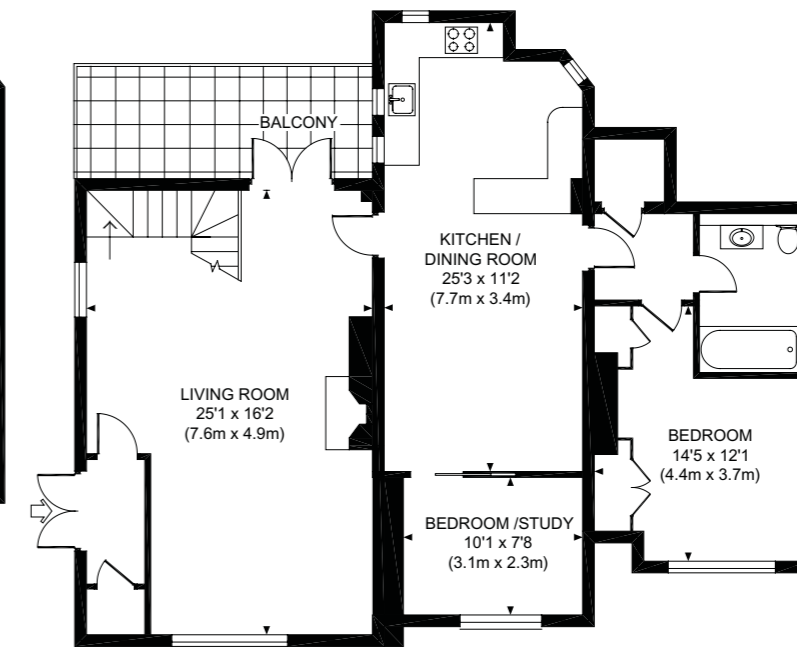
Share of Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		52	69
(1-20) G			
Not energy efficient - higher running costs			

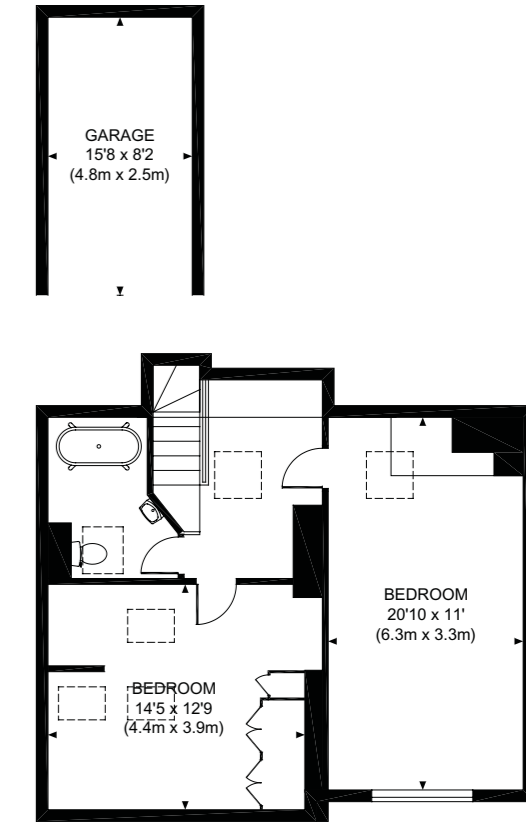
Approximate Gross Internal Area  
 Basement (Restricted Head Room): 484 sq ft / 45 sq m  
 Ground Floor: 1039 sq ft / 96.5 sq m  
 First Floor: 592 sq ft / 55 sq m  
 Garage: 126 sq ft / 11.8 sq m  
 Total: 2241 sq ft / 208.3 sq m



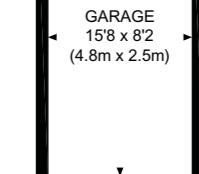
Basement



Ground Floor



First Floor



GARAGE  
15'8 x 8'2  
(4.8m x 2.5m)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Date prepared: February 2023



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