

# 3 HILL ROAD



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HASLEMERE, GU27 2JP

Wycroft is a substantial family home situated in a convenient location within a short walk of the town and mainline station.

Available: 15th July 2025

£6,950 PCM (Per Calendar Month)

House - Detached, 5 Bedroom, 4 Bathroom, 4 Reception, Unfurnished

## Key Features

- outstanding family home
- Central Haslemere location
- large garage for four cars
- stunning views over Haslemere and beyond
- five/six bedroom house
- gardener included





## THE PROPERTY

A substantial family home situated in a no through road, a short walk to Haslemere High Street and the main line station. The property has been beautifully updated by our clients including underfloor heating in the kitchen, family room, study/playroom and in the principal bathroom.

The Accommodation comprises:

Large entrance hall with wood burning stove, triple aspect reception room with wood burning stove, dining room with feature fireplace, kitchen breakfast room with gas Aga, family room, study (bed 6), en-suite shower room, utility room, cloakroom.

First floor landing, principal bedroom suite with plenty of built-in wardrobes, en suite bathroom with separate bath and shower with marble flooring, four further double bedrooms one with en-suite shower, family bathroom with separate bath and shower cubicle.

Wycroft is entered via a five-bar electric gate onto a driveway with lots of parking and a large four-bay garage. There is a stunning terrace which covers the garage and used for entertaining during the summer with expansive views across Haslemere. The rear garden is accessed from several sets of french doors to a courtyard garden, steps leading up to a large elevated flat lawned area with large oak tree.



Further information:

Waverley Council Tax - Band G

EPC Band D

Utilities: Mains Gas, Electricity, Water and Waste

Deposit £9,623 (equivalent to six weeks' rent)

Holding Deposit £1,603



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## Haslemere Lettings

24 West Street  
Haslemere  
Surrey  
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