

6N Oak Lodge, Lythe Hill Park | £775,000

Haslemere | Surrey | GU27 3TF

wpr



6N Oak Lodge, Lythe Hill Park Haslemere, Surrey, GU27 3TF

£775,000 Share of freehold

- Haslemere town centre 0.9 miles
- Haslemere mainline train station 1.3 miles
- A3 5.0 miles
- Guildford 15.7 miles
- M25 23.3 miles

Fabulous spacious penthouse apartment with amazing views set in parkland grounds.

- Beautifully presented duplex apartment
- Stunning views over Surrey & Sussex
- Two en-suite bedrooms
- Triple aspect living room with doors onto balcony
- Separate dining room
- Study & hobbies room with full width access to roof terrace ideal for entertaining
- Double garage
- Set in 40 acres with recreational facilities including indoor pool & tennis court

DESCRIPTION: A sought after penthouse apartment with stunning panoramic views over Surrey and West Sussex situated just under a mile from Haslemere. The penthouse apartment is set over 2 floors with all rooms enjoying magnificent views both front and to the rear. Thoughtfully refurbished and updated, the accommodation comprises, a triple aspect sitting room where you first fully start to appreciate the breath taking views, separate dining room with a wonderful view back up the main driveway, an extended and refitted well equipped kitchen, cloakroom/utility and on this floor a great size main bedroom with plenty of built-in wardrobes and a refitted shower room. On the top floor you will find the 2nd bedroom with ensuite bathroom, a hobbies room and



study all with doors opening onto a magnificent terrace with stunning views to enjoy the surrounding wonderful countryside.

LOCATION: Set against the backdrop of beautiful countryside within park like grounds on the edge of Haslemere. Within Lythe Hill Park there are some wonderful facilities including an indoor swimming pool, tennis court, squash court and pitch and putt golf. Haslemere provides a comprehensive range of amenities, including a mainline station providing a frequent service to London Waterloo in under the hour. The countryside surrounding Haslemere is well known for its outstanding natural beauty, with opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. The coast is c. 25 miles to the south, whilst there are a number of local golf courses, together with polo at Cowdray Park and racing at Goodwood.

DIRECTIONS: From Haslemere High Street proceed in an easterly direction along Petworth Road turning second right into Haste Hill. Turn immediately left, following the road to the top of the hill continuing straight across at the crossroads into Lythe Hill Park driveway. Oak Lodge is the first building on the right.

COUNCIL TAX: WBC - Tax Band G

SERVICES: Mains gas and electric. Private drainage. Share of freehold.



Approximate Gross Internal Area = 178 sq m / 1920 sq ft
(Including Double Garage / Store Area)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID860771)

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	75

EU Directive 2002/91/EC

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