



Hill Rising Haste Hill, Haslemere - GU27 2NW

Guide Price £1,350,000 - Freehold



A superb design led four bedroom, three bathroom, detached home set in a stunning, landscaped garden providing great entertaining space and located just minutes walk from Haslemere High Street.

- Individual Design Led Four Bedroom Detached Home
- Totally Private Setting
- Short Walk Of Haslemere Town
- Stunning Vaulted Kitchen/Dining Room
- Utility Room
- Generous Sitting Room Opening Onto Secluded Terrace
- Two Luxuriously Appointed Family Bathrooms, Plus En Suite Shower Room To Ground Floor Suite
- Fabulous Landscaped Gardens Including Raised Deck And Outdoor Kitchen Area
- Useful Outbuilding Adjoining The Side Of The Property Offering Potential Work From Home Space
- Ground Floor Suite Great For Teenager/Guests

An outstanding four-bedroom, three-bathroom detached home, thoughtfully redesigned and refurbished to an exceptional standard by the current owners. Ideally positioned in a central yet peaceful and leafy setting, Hill Rising enjoys a beautifully landscaped and completely private plot, while remaining within easy walking distance of Haslemere High Street and approximately 20 minutes from the station.

The welcoming entrance hall provides access to all principal rooms, with a utility room conveniently located to the left. Two steps lead into the stunning vaulted kitchen/dining room, undoubtedly the heart of the home. This impressive triple-aspect space features a striking gable window, large central island, skylights, underfloor heating, a range of integrated appliances, and sliding doors opening onto the rear terrace, seamlessly connecting indoor and outdoor living. Steps descend from the kitchen into the elegant sitting room, which also benefits from sliding doors leading directly onto the terrace. The main floor offers three generous double bedrooms, served by a luxurious family bathroom fitted with premium Lusso fixtures, including a stone composite bathtub, alongside a spacious shower room with a rainfall shower. A door from the hallway leads to an open-tread staircase providing access to a useful boarded loft space. Planning permission was granted in 2021 (Waverley Borough Council Ref: WA/2021/01537), offering excellent potential for further accommodation, subject to any necessary consents.

On the lower ground floor is a fourth double bedroom with an en-suite shower room and patio doors opening to the front of the property. With its own independent access, this versatile space is ideal as a guest suite, teenager's retreat, or annexe-style accommodation. Outside, the secluded gardens are bordered by mature planting and have been expertly landscaped to create exceptional entertaining and relaxation spaces. A terrace spans the rear of the house, with steps leading through attractive planted borders to a covered area complete with power and lighting— perfect for outdoor dining, barbecues, or a future outdoor kitchen. Beyond lies a level lawn, a substantial timber deck incorporating a fire pit and pond, and additional storage beneath part of the deck. An outbuilding to the side of the property is currently used for storage but offers potential to be converted into a home office, studio, or hobby room. To the front, a tarmac driveway provides ample off-street parking for multiple vehicles.

Services:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, Electric, Water and Drainage (As advised by our clients)

Waverley Borough Council Tax Band 2026/27: Band G (£4297.98)

EPC RATING: D

Directions:

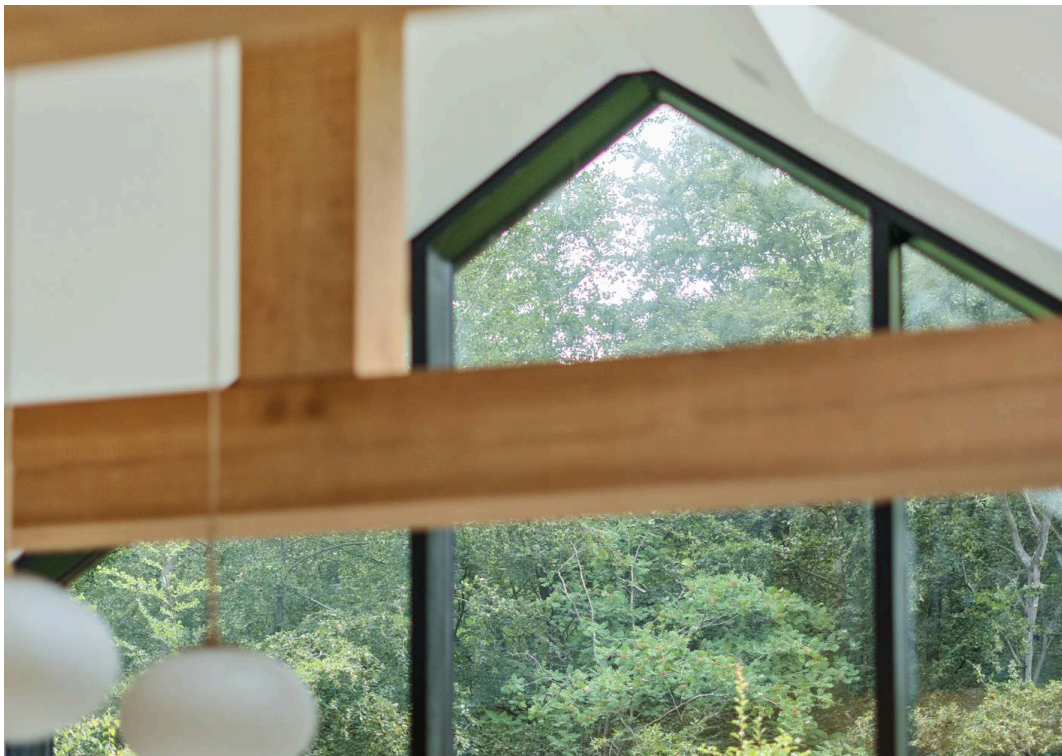
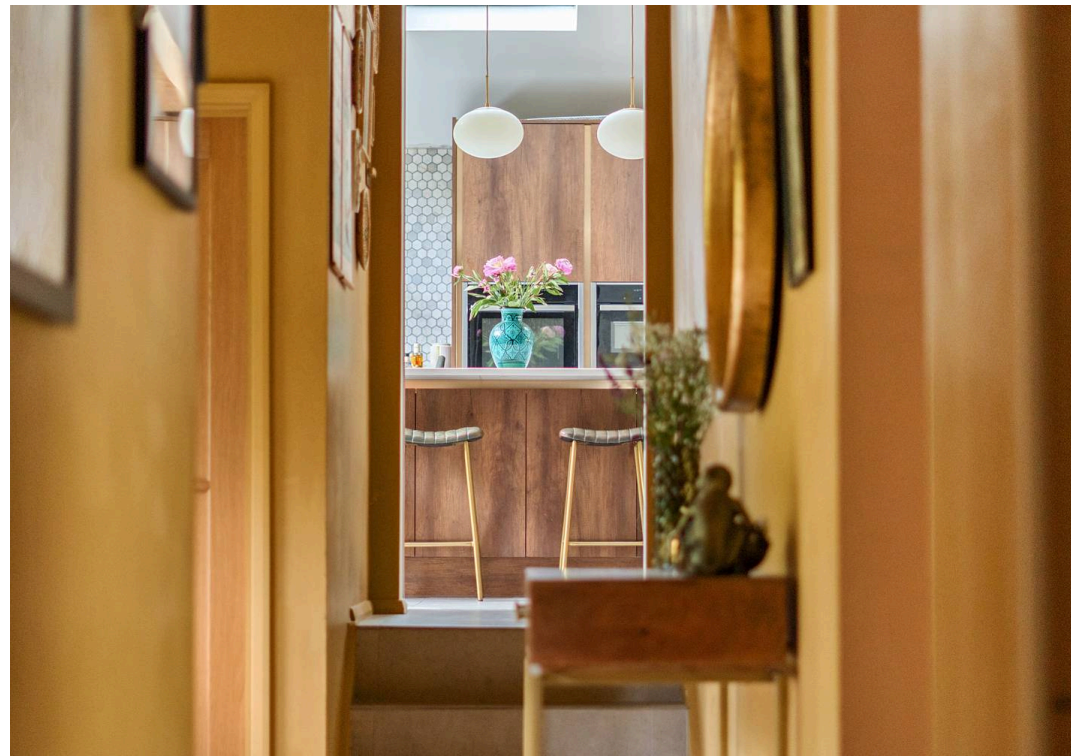
SATNAV: GU27 2NW

/// What3words: [meatball.rewarding.cafe](https://www.what3words.com/)

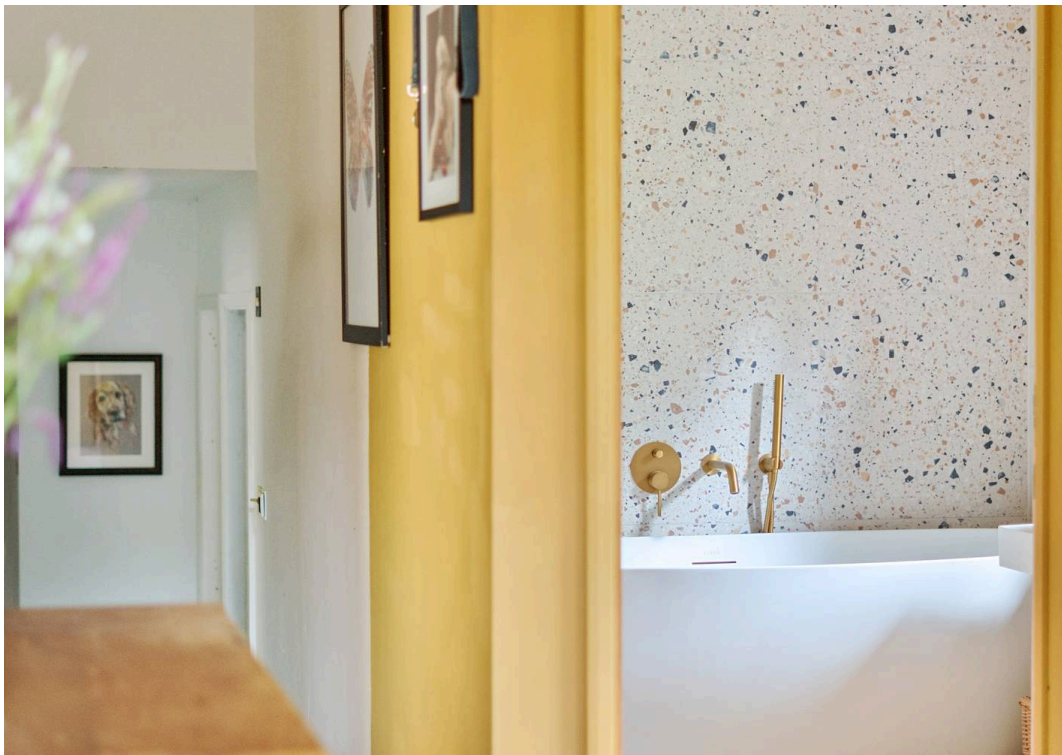
Location:

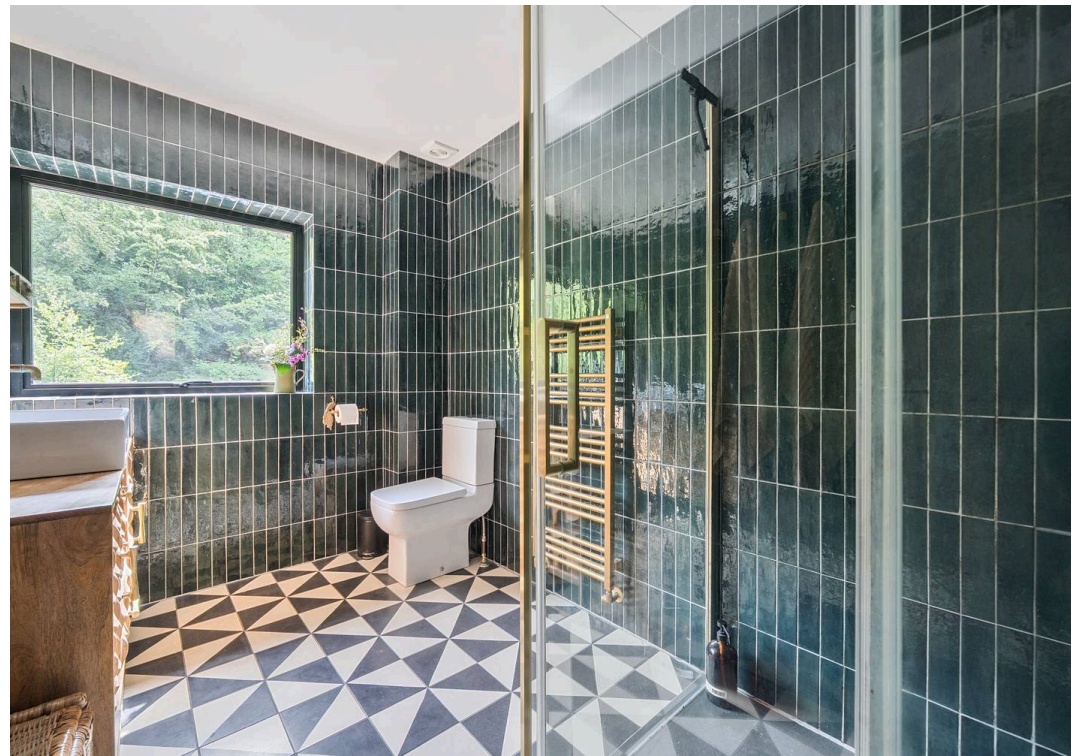
Haslemere is a vibrant and popular town with many shops, cafes, restaurants and public houses. There are two hotels; The Georgian House Hotel/Coppa Club which is situated in the picturesque High Street, and the Lythe Hill Hotel (approx. 2 miles east). There are three supermarkets; Waitrose just off the High Street, Tesco and an M&S Food Hall are situated in Weyhill. There are many highly regarded schools namely; Amesbury, St Edmunds, Highfield, Woolmer Hill, plus local village schools. The mainline station offers a fast service to London, Waterloo (49 minutes), and there are good road links via the A3 at Hindhead to the M25 (J10 at Wisley).

Instagram: Follow us @haslemerepropertyclub

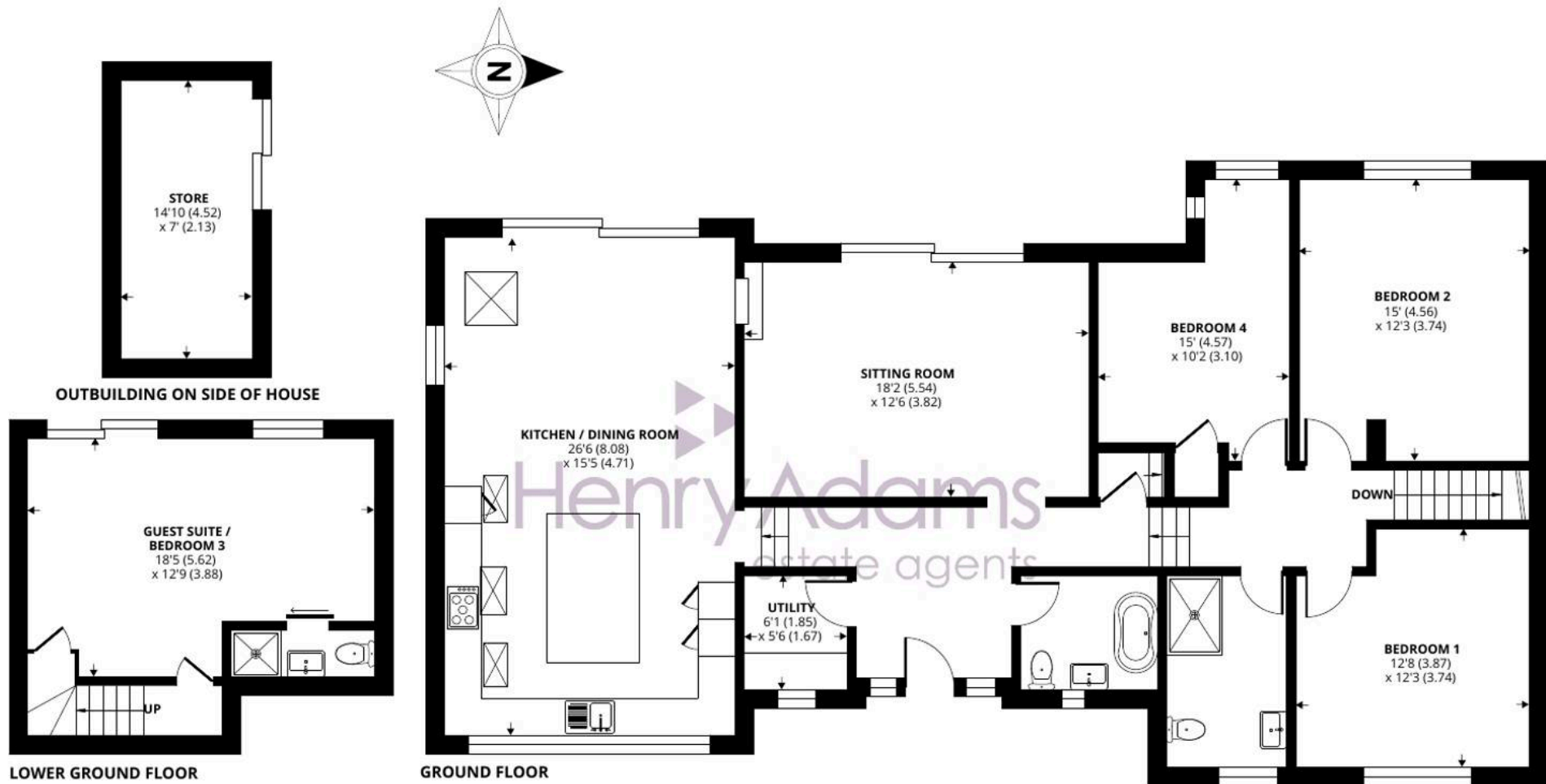












Haste Hill, Haslemere, GU27

Approximate Area = 1789 sq ft / 166.2 sq m

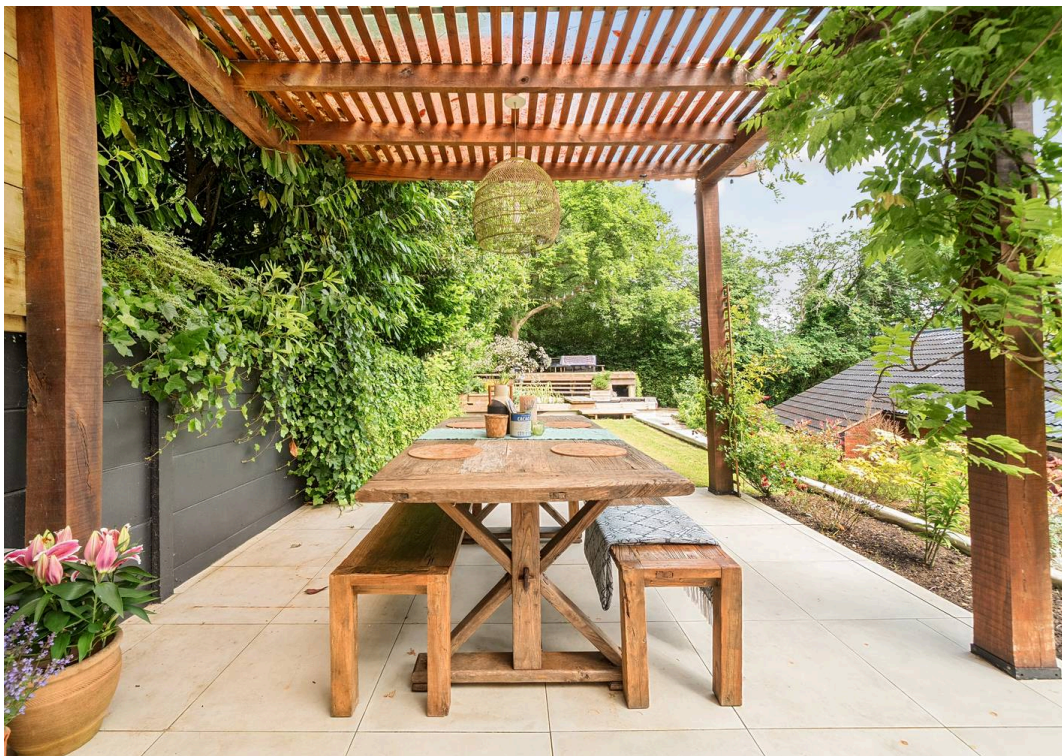
Outbuilding = 104 sq ft / 9.6 sq m

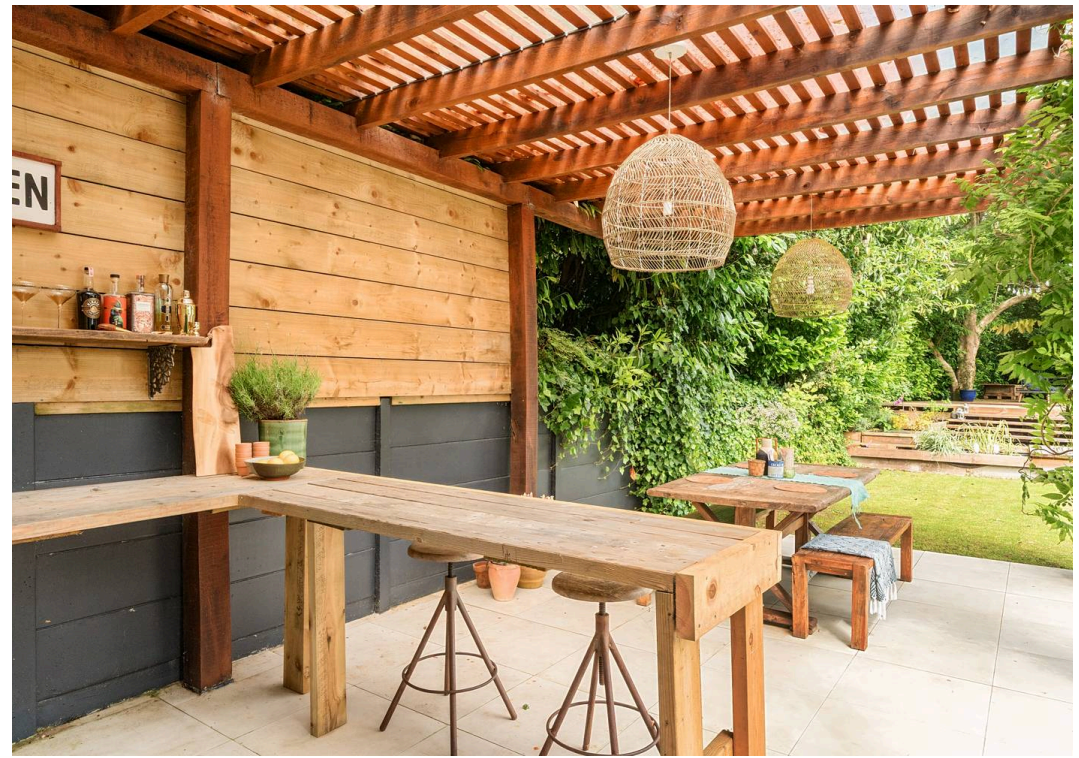
Total = 1893 sq ft / 175.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1470522







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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.