

# Whitmore Vale, Grayshott, Hindhead, GU26

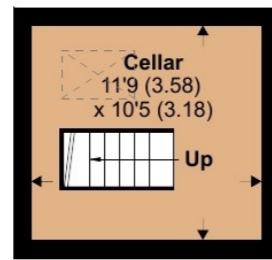
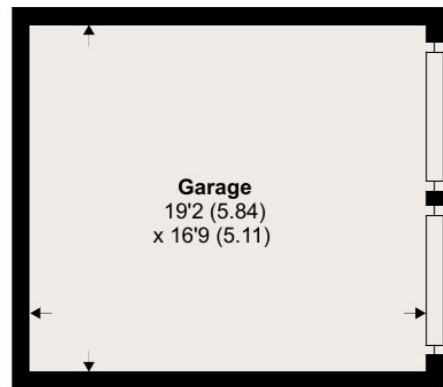
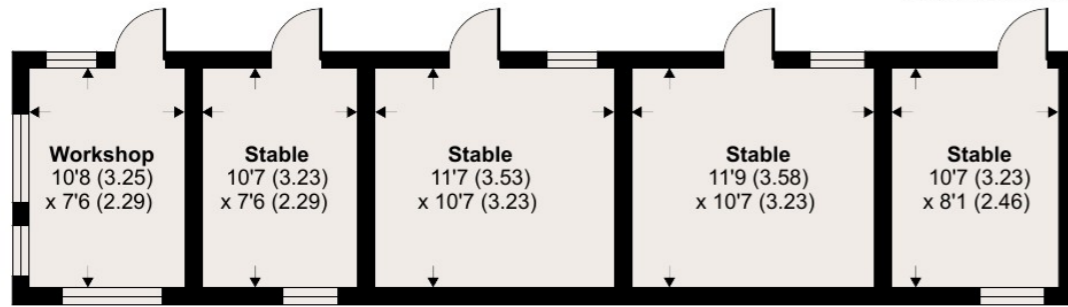
Approximate Area = 1467 sq ft / 136.2 sq m

Garage = 321 sq ft / 29.8 sq m

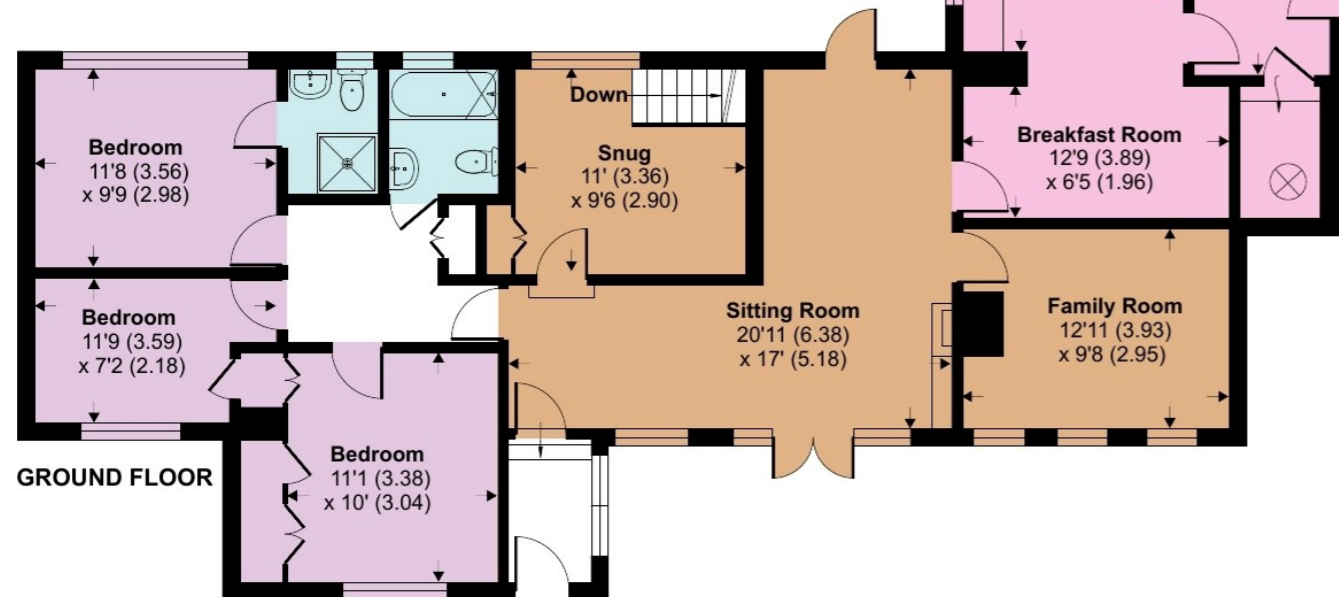
Outbuildings = 493 sq ft / 45.8 sq m

Total = 2281 sq ft / 211.8 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



## WHITMORE VALE, GRAYSHOTT, HAMPSHIRE, GU26

Offers in excess of £1,000,000

Charming home set within delightful grounds and gardens of 1.7 acres, enjoying beautiful views over woodland, nestled away amid the tranquility of Whitmore Vale on the edge of the Golden Valley.

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**ACCOMMODATION**

- Set in approximately 1.7 acres
- Stables, workshop and double garage
- Three reception rooms
- Three bedrooms
- Private position
- Far reaching views
- Surrounded by areas of natural beauty
- Close proximity to Grayshott and Churt village

**DESCRIPTION**

A detached bungalow positioned in a tranquil position that is only minutes from the centre of Grayshott and Churt villages, and a short drive from Haslemere and Farnham towns which offer high street shops and mainline train services.

The property comprises inviting entrance porch opening onto a large double aspect sitting room with central Clearview wood burning stove and French doors to paved terrace, fully fitted kitchen/breakfast room with underfloor heating, adjoining utility room and boiler room, family room with open fireplace and snug/office with a hatch to a cellar.

To the other side of the property, there is a principal bedroom with en suite shower room, two further bedrooms with built in wardrobes and a family bathroom.

Outside  
The location of Bridges Wood provides a beautiful tranquil feeling of escape with informal gardens, which have been carefully tended and landscaped to provide multiple areas of interest, with pathways meandering across the plot and well established mature planting



including seasonal displays of Snowdrops, Crocus, Daffodils, Bluebells, Camellia's, Azaleas, Rhododendrons and Wisteria. In the top corner of the garden is a decked terrace, to the middle of the gardens is a generous patio with wisteria clad pergola above, perfect for summer entertaining, whilst to the lower levels of the plot are formal raised vegetable beds and a working area with greenhouse. From almost all spots you can enjoy elevated views over The Golden Valley toward Farnham and The Hogs Back. A gated entrance opens to a large driveway offering extensive parking, leading to a detached double garage with inspection pit, behind this is further parking and a substantial outbuilding offering 5 bays of storage/workshop space.

**LOCATION**

Located within easy reach of the Devil's Punch Bowl and the many acres of beautiful National Trust land including The Golden Valley. Farnham is approximately 9 miles away passing Frensham Ponds which are surrounded by more National Trust heathland. The nearest railway station to Grayshott, with fast trains to London Waterloo/Portsmouth, is at Haslemere some 3 miles away. Grayshott is a thriving award winning village situated on the Surrey/Hampshire border surrounded by National Trust woodlands offering a wealth of individual shops; from boutiques to High Street names and services which include Post Office, village pub, social club, restaurants, cafes and takeaways, two small supermarkets, a local well renowned butcher, greengrocer, ironmonger, chemist, doctors, dentist, sports field with pavilion and tennis club.

Access to the A3 is easy with motorway style connections to London, the south coast and both principal airports.

**LOCAL AUTHORITY**

East Hampshire District Council, Petersfield | Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances, curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.