

Tennyson Way, Grayshott, Hindhead, GU26

Approximate Area = 1616 sq ft / 150.1 sq m
 Garage = 402 sq ft / 37.3 sq m
 Total = 2018 sq ft / 187.4 sq m
 For identification only - Not to scale



Tennyson Way, Grayshott, Hindhead, Hampshire, GU26

Guide Price £885,000

A substantial home built in 2019, presented in excellent condition in a quiet cul de sac position close to Grayshott village and countryside walks.

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ACCOMMODATION

- Exclusive home
- Kitchen/breakfast open plan hub room
- Three reception rooms
- Utility room and cloakroom
- Principal bedroom suite and guest bedroom with en suite
- Two further double bedrooms
- Walking distance to village
- Immediate proximity to countryside walks
- Private cul-de-sac
- No chain

DESCRIPTION

This generous detached family home was built in 2019 by the highly regarded developer CALA.

The property comes to market in excellent condition and is positioned in a quiet cul de sac that is within walking distance to the village of Grayshott.

Ground floor accommodation comprises wide and inviting entrance hallway, bespoke fitted triple aspect open plan kitchen/breakfast room hub with central island, dining area with French doors to rear and adjoining utility area with backdoor to garden, sitting room with bay window, study, downstairs cloakroom and under stairs storage.

Upstairs there is a principal bedroom with en suite shower room and built in wardrobes, guest bedroom with en suite shower room and built in wardrobes, two further double bedrooms, family bathroom and large landing.

Outside the rear garden is private and screened on one side, being framed by mature specimen trees. There is a substantial area of level lawn and the gardens provide the next homeowner with a blank canvass to stock shrubbery and plants. The garden has the benefit of facing in a south westerly direction and there is a large patio that extends the length of the property. To the front, there is a front lawn, post and rail fencing, block paved driveway and



detached double garage. Attractive frontage with block pave driveway parking for 2 cars in addition to a detached garage with electric roller door

LOCATION

The house is situated on an exclusive small development, overlooking woodland and is within a short walk of the village of Grayshott. Grayshott is on the Hampshire/Surrey border 4 miles northwest of Haslemere, 16 miles from Guildford and 46 miles southwest of central London. Located approximately 5 minutes to the A3 provides an excellent road link for London or the South Coast. The nearest rail link is Haslemere railway station (approx. 12 mins away) or Farnham station (approx. 18 mins away) with direct access to London Waterloo.

Nearby Applegarth Farm has a wonderful restaurant and farm shop. The village of Grayshott offers a good array of small shops, Grayshott CE Primary School, Grayshott Village Hall, a retained fire station, a GP surgery, a village square and two village greens are close to the centre. To the west of the village there is a recreation ground with cricket pavilion, football club and tennis club. Local artisan business Grayshott Pottery which has been making English stoneware since 1956. There is one public house in the village, the Fox and Pelican.

The Grayshott area is popular with walkers, including nearby Waggoners Wells. Ludshott Common, one mile to the west, is an area of heathland and woodland and part of the East Hampshire Area of Outstanding Natural Beauty; one mile to the east is Hindhead and the Devil's Punch Bowl, a site of special scientific interest, and to the north is the Golden Valley, a densely wooded valley between the B3002 and A287 roads.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

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.

