

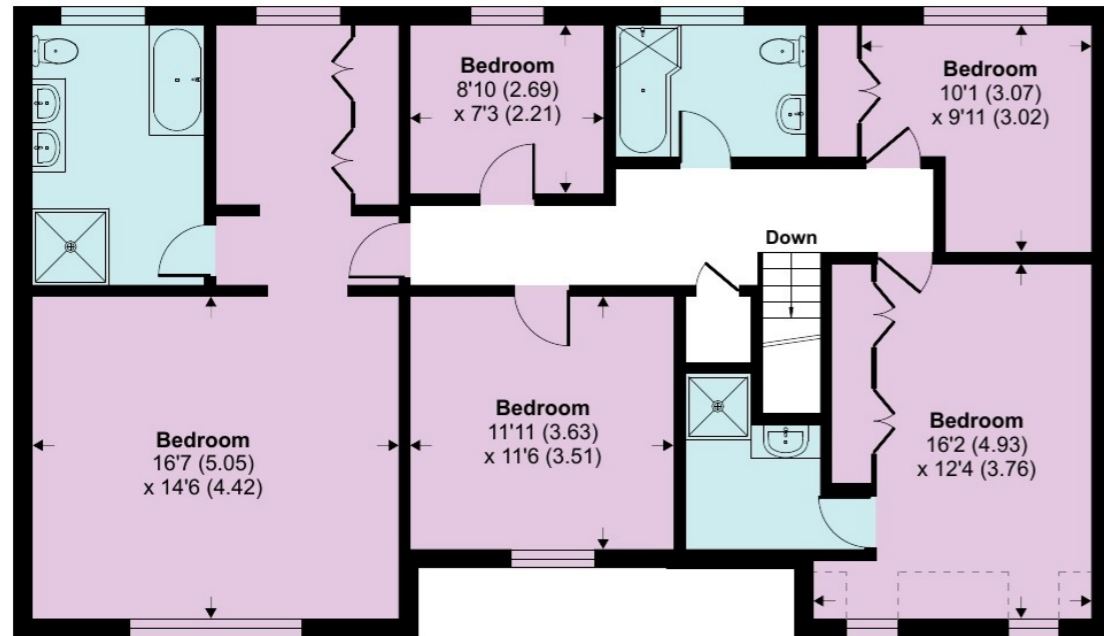
Caerleon Close, Hindhead, GU26

Approximate Internal Area = 2196 sq ft / 204 sq m
 Approximate External Area = 2461 sq ft / 228.6 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Garage = 294 sq ft / 27.3 sq m
 Total = 2507 sq ft / 232.8 sq m

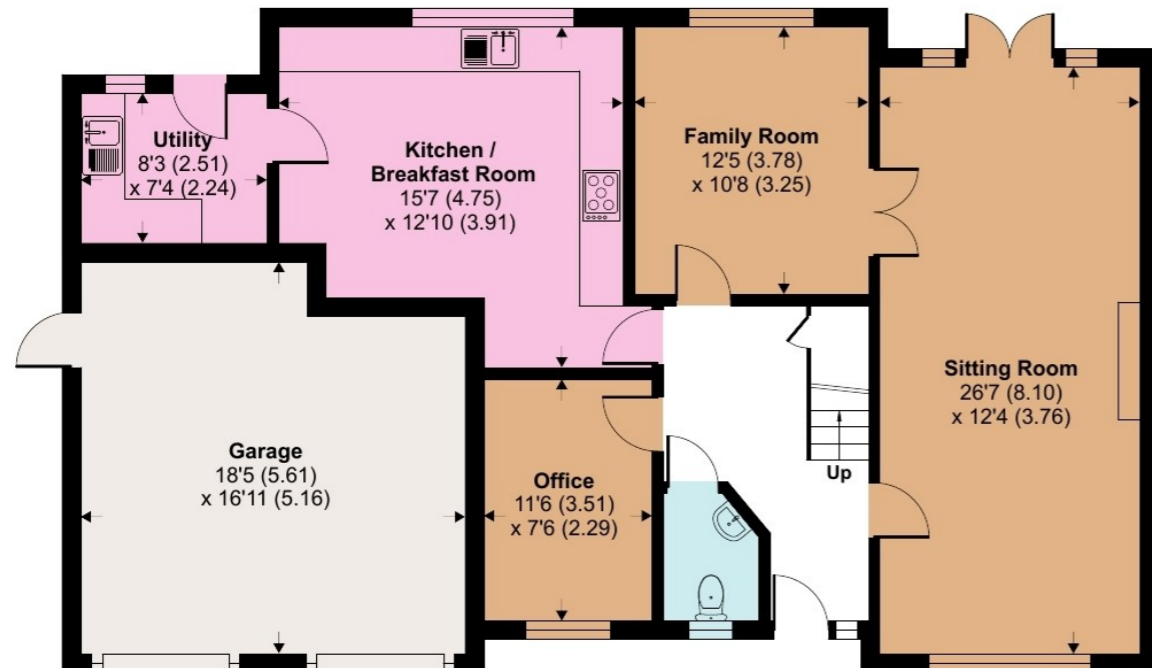
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



CAERLEON CLOSE, HINDHEAD, SURREY, GU26

Guide Price £1,150,000

Located in a sought after private location is this well appointed detached home with south facing garden with immediate access onto woodland walks.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Well presented family home
- Three reception rooms
- Principal suite
- Guest bedroom with en suite
- Double garage
- South facing garden
- Sought after location
- Immediate proximity to fantastic walks
- No onward chain

DESCRIPTION

Located in a sought after semi-rural private location, this well appointed family home has the benefit of a south facing rear garden, three reception rooms, five bedrooms, three bathrooms and has utmost privacy.

Entering the property via a smart porch, there is a large and welcoming entrance hallway, bespoke kitchen/breakfast room with wooden cabinets and granite work surfaces, adjoining utility room with access to garden, 26' dual aspect sitting room with open fireplace, wooden flooring and French doors to terrace, family/dining room, smart office, downstairs cloakroom and under stairs storage.

Upstairs there is an impressive principal bedroom suite with walk in dressing area and en suite bathroom with separate shower, guest bedroom with en suite, two further double bedrooms, single bedroom, large landing and elegant family bathroom.



Outside

The garden has the benefit of facing in a southerly direction and is mainly laid to lawn with a mixture of mature shrubbery and hedging providing good screening. There is a delightful patio, sun terrace and courtyard area. To the front there is a tarmac driveway for several vehicles, front lawn, laurel hedging and access to the double garage.

LOCATION

The property is very well situated for local amenities in Beacon Hill and Hindhead such as convenience store, pharmacy, post office, coffee shop and takeaway restaurants. Nearby the area is surrounded by some of the county's most beautiful and protected countryside most of which is in the ownership of the National Trust, including the Devil's Punch and Golden Valley.

The nearby towns of Haslemere and Farnham have more comprehensive facilities and shops such as Waitrose and Tesco as well as mainline stations up to London Waterloo. The A3 is readily accessible at Hindhead (at the tunnel) which provides a road link to both London, Guildford and the south coast. The schooling in the area is excellent catering for most age groups.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band G

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	