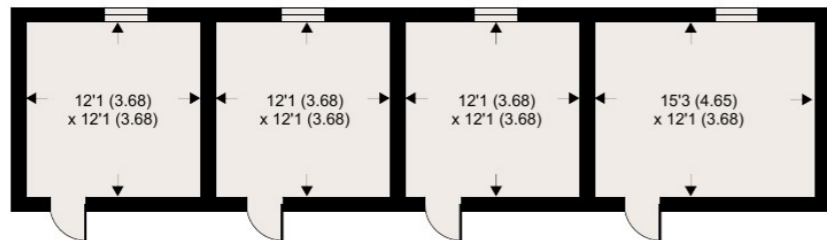
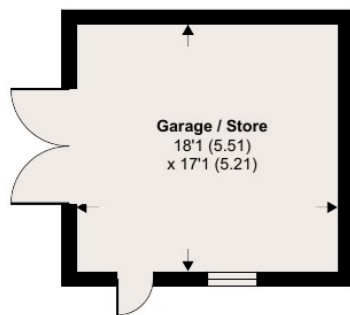
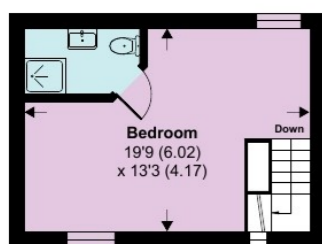


Whitmore Vale Road, Hindhead, GU26

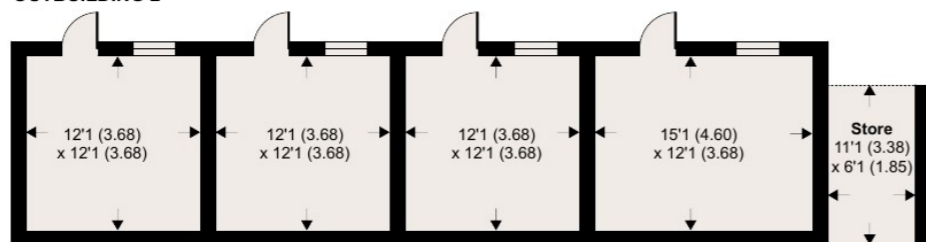
Approximate Area = 1693 sq ft / 157.2 sq m
 Garage = 309 sq ft / 28.7 sq m
 Outbuildings = 1309 sq ft / 121.6 sq m
 Annexe = 556 sq ft / 51.6 sq m
 Total = 3867 sq ft / 359.1 sq m
 For identification only - Not to scale



OUTBUILDING 2



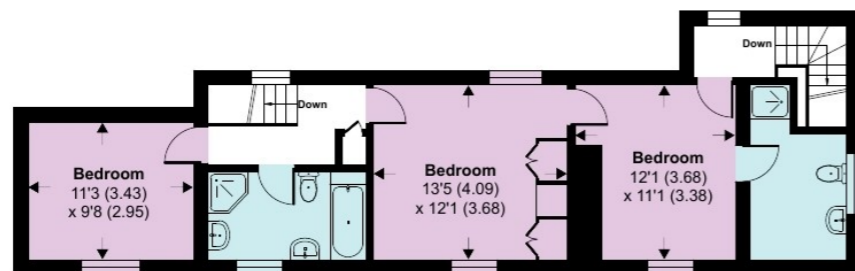
ANNEXE FIRST FLOOR



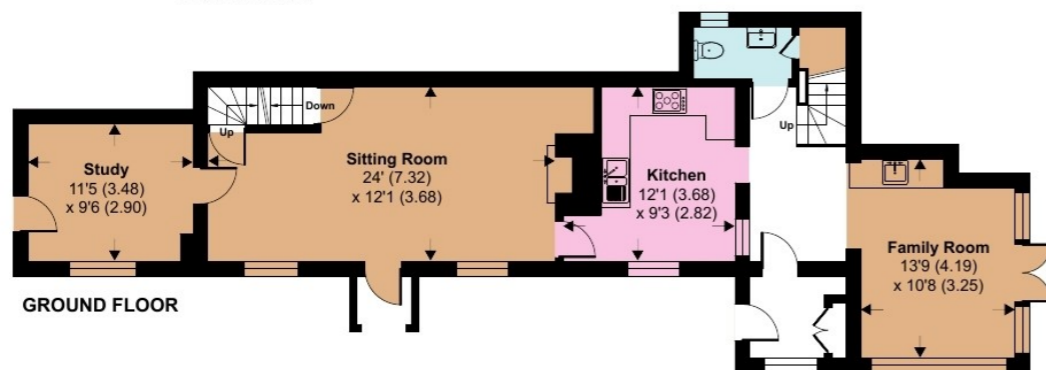
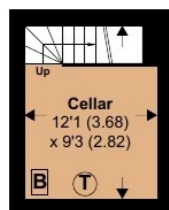
OUTBUILDING 1



ANNEXE GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Whitmore Vale Road, Hindhead, Surrey, GU26

Guide Price £1,695,000

Charming home set within delightful grounds and gardens of 9 acres, with equestrian facilities and a detached annexe.

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

Winkworth

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 99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Set in approximately 9 acres
- Equestrian facilities
- Sand School, stable yard, hay barn and tack room
- Detached annexe and separate garage
- Woodland
- Incredible views
- Surrounded by areas of natural beauty including Frensham ponds and the Devil Punch Bowl
- Close proximity to Grayshott and Churt village



DESCRIPTION

Stream Farm is a charming 18th century Grade II listed character cottage set in grounds of approximately 9 acres with paddocks, stabling and a sand school.

The property is entered via a front porch/boot room which leads into a superb family/dining room with vaulted ceiling. Double doors open onto a terrace and windows provide views across the grounds and down to the stream. Off the family room is a downstairs cloakroom, stairs to the first floor and a doorway to a bespoke fitted farmhouse styled kitchen with butler sink, range cooker and Iroko and granite work tops. There is a generous 24ft reception room with a wood burning stove, windows overlooking the garden and a stable door leads outside. Stairs lead up to the first floor and down to a cellar and off the reception room is a useful study.

Upstairs the principal bedroom and en suite are accessed via the staircase off the family room whilst the staircase off the reception room leads to two further bedrooms which share a generous bathroom.

Stream Farm is accessed by a driveway that opens onto ample parking, a timber garage and wood store. Fronting the lane is a stone barn/garage and next to this a further stone outbuilding that has been converted to a self-contained annexe with living/dining/kitchen downstairs and a



bedroom and bathroom upstairs, ideal for multi-generational living, guest accommodation or possible Airbnb.

The location of Stream Farm provides a beautiful tranquil feeling of escape with informal gardens following the course of a stream. A pathway leads up through the gardens to the paddocks, stables and sand school which can also be independently accessed by vehicle via a gated track further along the lane. There are eight stables boxes and a tack room served by mains electricity and water and there are a number of additional outbuildings as well as an area of mature woodland and outstanding views across the property and woodland beyond.

EPC Rating Main House: E
 EPC Rating Annexe: C
 Council Tax: Waverley Borough Council G

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

Waverley Borough Council, Godalming

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		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	