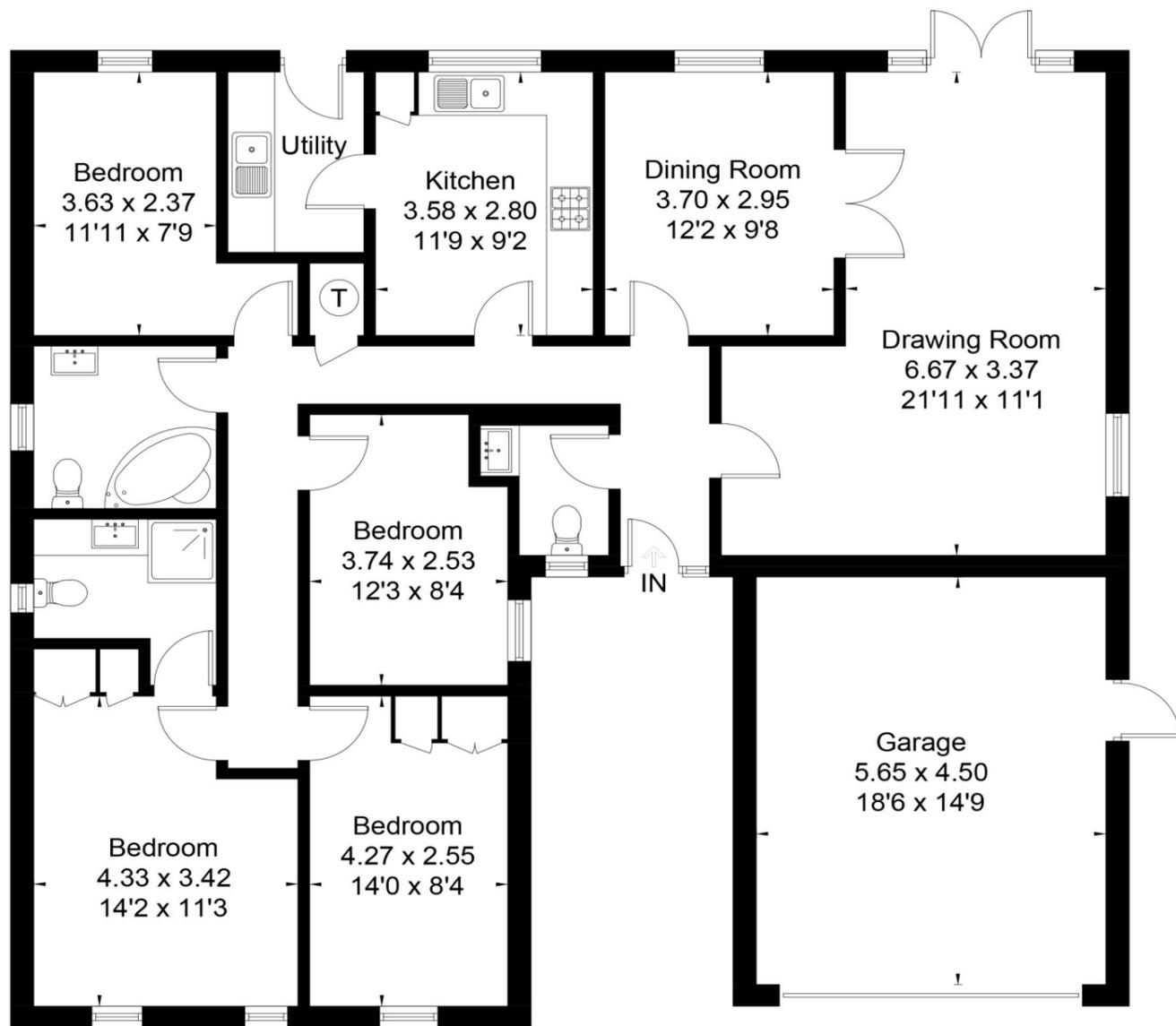


Approximate Area = 131 sq m / 1410 sq ft
Garage = 25.5 sq m / 274 sq ft
Total = 156.5 sq m / 1684 sq ft



Ground Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Caerleon Close, Beacon Hill, Hindhead, GU26

Guide Price £695,000

A fantastic opportunity to purchase this deceptively spacious four bedroom bungalow in this popular and tucked away position. The property is presented in good order offering versatile accommodation in the heart of the village close to nearby shops.

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ACCOMMODATION

Three reception rooms
 Utility room
 Principal bedroom with en suite
 Cul de sac
 Private rear garden
 Double garage
 Walking distance to convenience store
 No chain

DESCRIPTION

A fantastic opportunity to purchase this deceptively spacious four bedroom bungalow in this popular and tucked away position. The property is presented in good order offering versatile accommodation in the heart of the village close to nearby shops.

The part glazed front door leads to the spacious hallway and offers access into the dual aspect living room with an open fireplace and French doors leading out onto the garden, dining room which again overlooks the rear garden. The kitchen has a range of floor and wall units and has access to the utility room which has further wall and floor units, space for washing machine and a backdoor leading to the garden. Off the hallway there is also a downstairs cloakroom and bedroom/study.

The hallway leads to a principal bedroom which overlooks the front garden and has built in wardrobes and an en suite shower. There are three, one with built in wardrobes and a family bathroom.

Outside there is a beautifully secluded west facing garden which provides a large flat area of lawn, shingle area for table and chairs, an array of mature shrubs and plants. There is access down both sides of the property via gates. The front garden is mainly low-lying shrubs and the driveway has parking for two cars 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, 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

