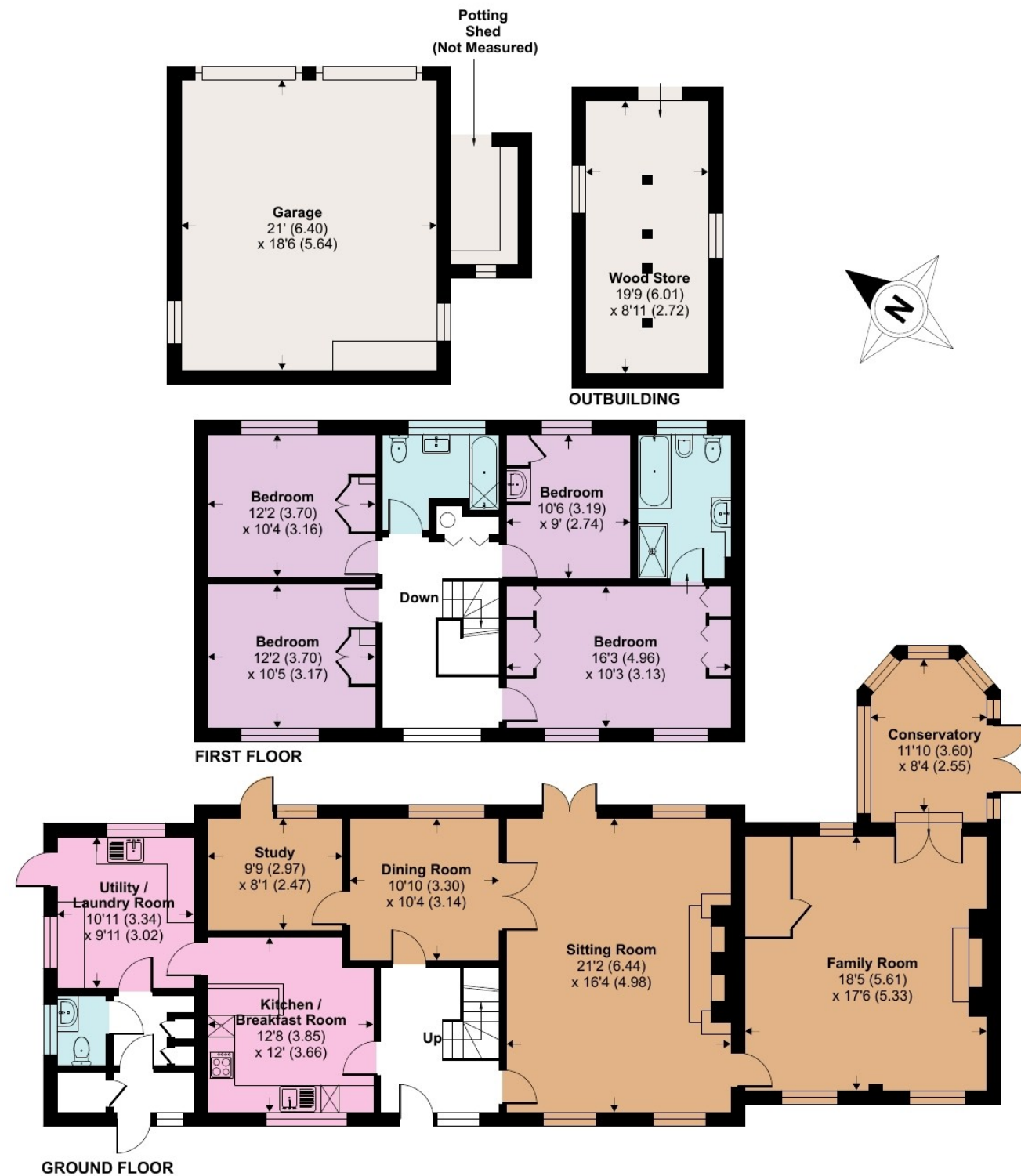


Hammer Lane, Grayshott, Hindhead, GU26

Approximate Area = 2264 sq ft / 210.3 sq m
 Outbuilding / Garage = 608 sq ft / 56.5 sq m
 Total = 2872 sq ft / 266.8 sq m
 For identification only - Not to scale



HAMMER LANE, GRAYSHOTT, HINDHEAD, SURREY, GU26

Guide Price £1,250,000

This property boast 2.71 acres with far reaching views and is situated in a quiet, private position.

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ACCOMMODATION

- Semi rural location
- Gated entrance
- Approx 2.71 acres
- Four reception rooms
- Four bedrooms and two bathrooms
- Close proximity to Grayshott village
- Immediate proximity to wonderful countryside

DESCRIPTION

A family home in peaceful surroundings within grounds of approx. 2.71 acres including formal gardens and private woodland.

The property 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.

An entrance porch provides access to the inviting entrance hallway and the ground floor comprises modern kitchen overlooking the front garden, adjoining utility room, further lobby providing further storage and a cloakroom. There is a double aspect sitting room enabling views over both the front and rear garden, with a central open fireplace, double doors to the dining room, study with door directly onto the rear garden, family room with open fireplace with doors onto a conservatory.

To the first floor are four bedrooms; the principal bedroom with two sets of built in wardrobes and a generous en suite with separate shower, two further double bedrooms, single bedroom with built in wardrobes and a sink unit, family bathroom and completing the accommodation is the loft, a generous space which is fully boarded with roof windows.



Outside

The grounds extend to approx. 2.71 acres and have been beautifully maintained to provide lawn areas, borders full of mature shrubs and plants including rhododendrons, camellias, white roses, dahlias, large patio area, two greenhouses, potting shed, wood store, fruit cages and raised vegetable beds. There is a private woodland beyond the formal gardens. To the front, there is a gated entrance opening into a large driveway with roundabout turning leading to a detached double garage. There is parking for numerous vehicles. The front garden stretches out in front of you with a wide lawn and mature well stocked herbaceous borders. An attractive brick pathway meanders through these beds to the front door.

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 | 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		