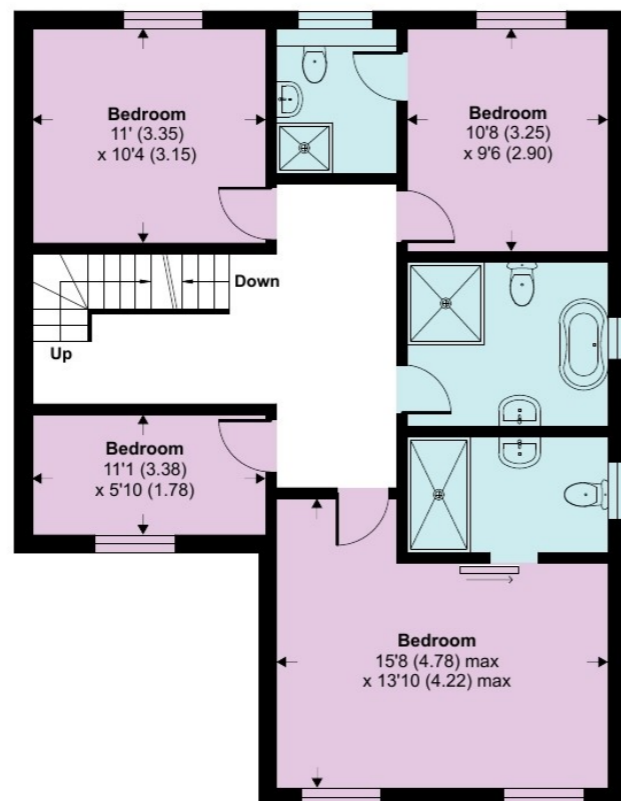
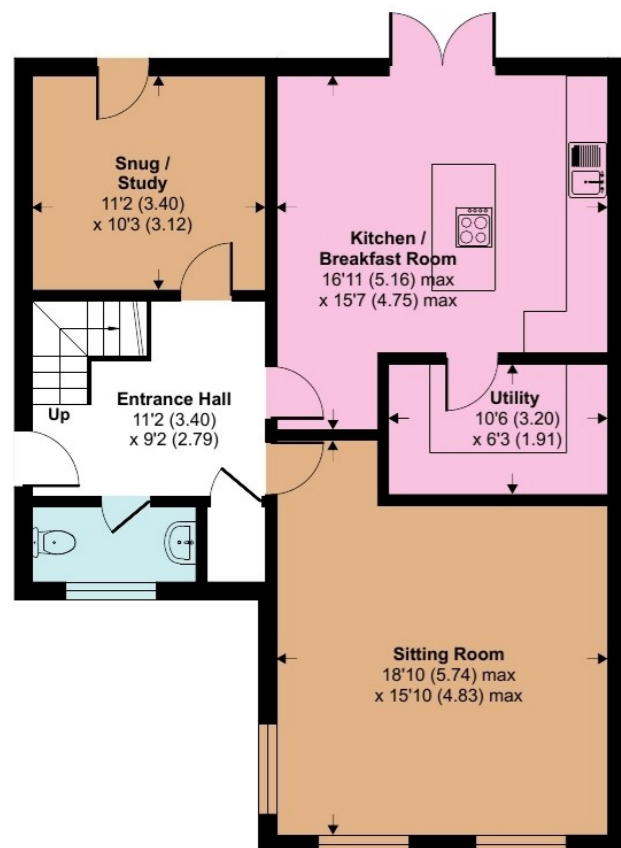
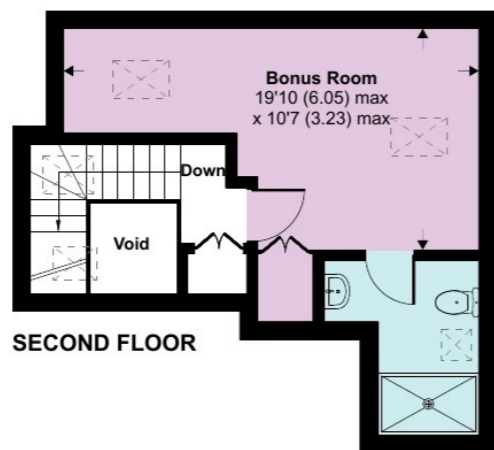


Wood Road, Hindhead, GU26

Approximate Area = 1994 sq ft / 185.2 sq m (excludes void)

For identification only - Not to scale



Wood Road, Hindhead, Surrey, GU26

Offers over £900,000

Located down a private road, this executive new home offers wonderful accommodation in a semi-rural setting.

Tel 01252 733042
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Winkworth



ACCOMMODATION

- Exceptional Location
- Newly Developed
- Five Bedrooms and Four Bathrooms
- 1,904 sq ft of Living Accommodation
- Spacious Living Room
- Private Driveway with Ample Parking
- Bespoke Kitchen with Model Designs
- Freehold | EPC: B | Tax Band: G
- Walking distance to National Trust land; miles of foot and bridle paths

DESCRIPTION

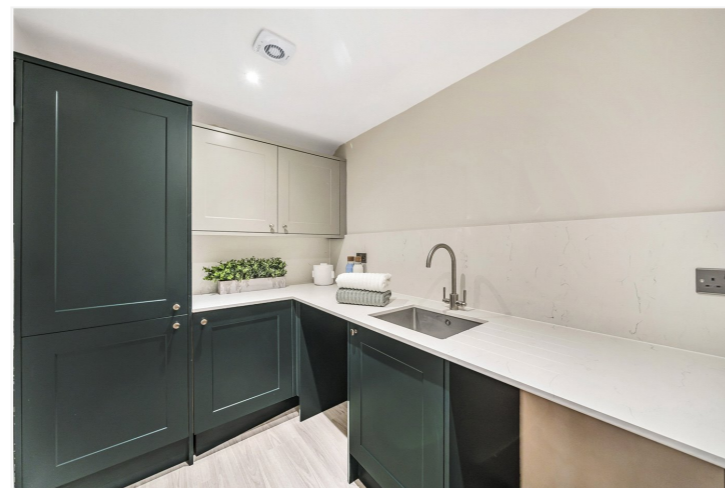
Located in this semi-rural position off a prestigious road in Hindhead, this new bespoke executive home comes to the market with three reception rooms, four bedrooms and has upmost privacy.

The ground floor offers spacious accommodation; porch way, wide inviting entrance hallway, open plan kitchen/breakfast hub room with central island and French doors to rear, adjoining utility room, double aspect sitting room, snug/study room, downstairs cloakroom, coat and utilities cupboard.

The understairs has zone underfloor heating throughout.

Upstairs, the first floor comprises principal bedroom with en suite shower room, guest bedroom with en suite shower room, further double bedroom, single bedroom/nursery room, family bathroom, airing cupboard and large landing area. The second floor features a bonus room with en suite shower room and eaves storage.

This bespoke build not only boast high-end finishes throughout but also also an excellent EPC energy efficiency rating of B (exact figure tbc), reducing home owners' bills. Air source heat pumps provide an added power saving benefit whilst lowering your carbon footprint.



Disclaimer: Please note there are two properties available and images used are of the one staged property.

Outside

The beautifully landscaped gardens are private and well screened being framed by mature bushes and trees. There is a level area of lawn and the gardens have been well stocked with flowers and shrubbery. To the rear, the patio extends the length of the property, an ideal space for entertaining. To the front of the property is a large tarmac driveway. The property is approached via a private driveway.

LOCATION

This family home sits in a private and tucked-away location in Hindhead within easy reach of the A3 and Haslemere mainline station. The nearby village of Beacon Hill offers local amenities and Beacon Hill Primary School. The award winning Grayshott within a couple of miles, which offers a wider range of shopping facilities for day-to-day needs, including Sainsbury's local. Haslemere is within five miles, with a choice of restaurants, pubs, coffee shops, along with a tennis club and the Haslemere Leisure Centre. The mainline train station provides services into London Waterloo in approximately 52 minutes.

There is extensive National Trust land, including the Golden Valley, Devil's Punch Bowl and Frensham Common, within close vicinity providing walking and riding. Communications are excellent, with London approximately 45 miles away and the A3 at Hindhead and Milford providing access to the south coast, the M25 and Gatwick, Heathrow and Southampton airports. Sporting facilities include golf at Hindhead Common, Hankley Common, Liphook and Chiddingfold, racing at Goodwood and Fontwell and Polo at Cowdray Park.

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.

