

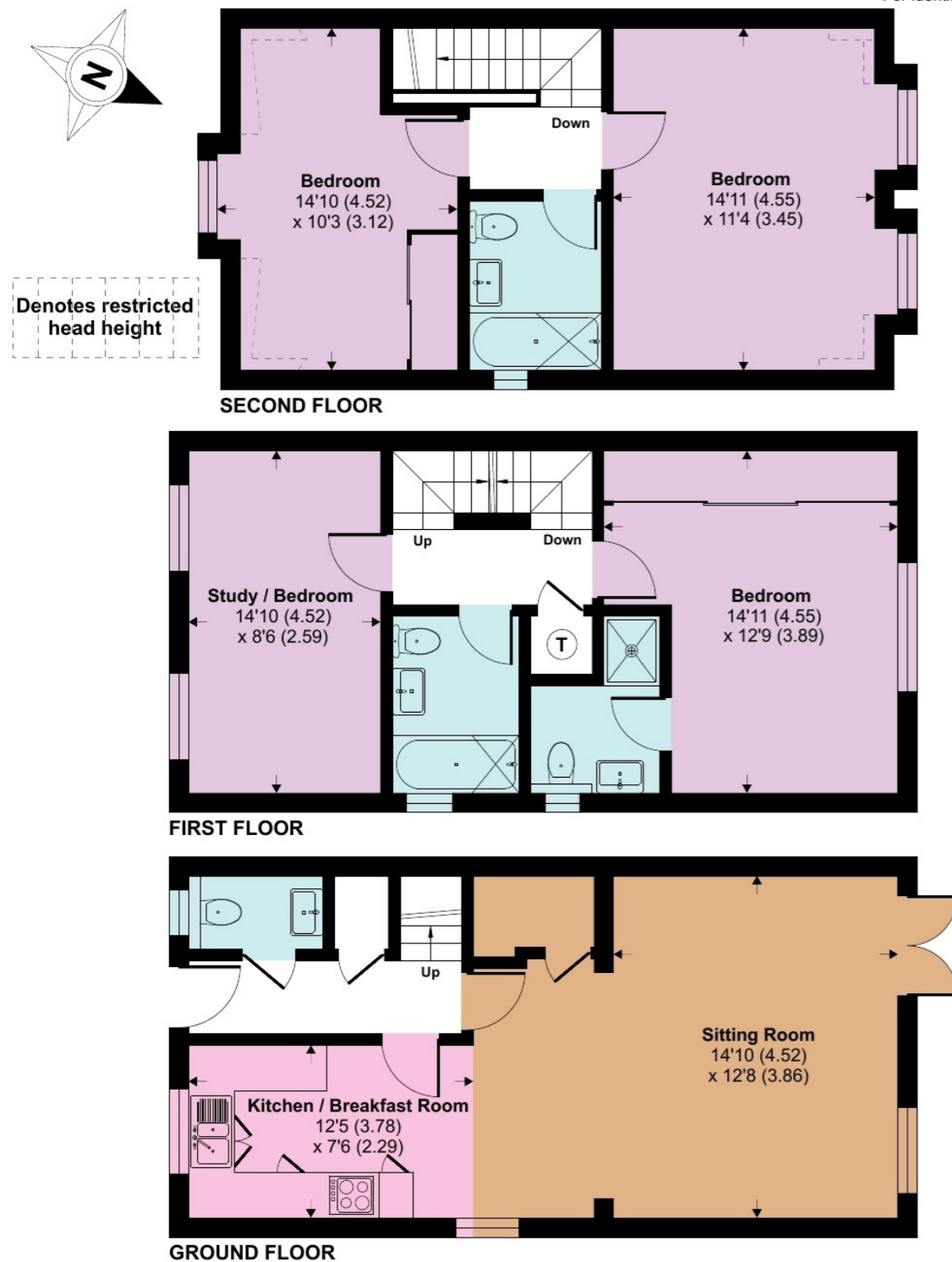
# Coopers Court, Hindhead, GU26

Approximate Area = 1322 sq ft / 122.8 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 1333 sq ft / 123.8 sq m

For identification only - Not to scale



## Coopers Court, Hindhead, Surrey, GU26

Guide Price £580,000

Immaculately presented executive home within walking distance of the renowned Devil's Punch Bowl in the Surrey Hills.

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**ACCOMMODATION**

Excellent condition and high specification

- Open plan living
- Four bedrooms
- Three bathrooms
- Garden cabin/office
- Driveway
- Six years build warranty remaining
- Immediate proximity to walks
- No onward chain

**DESCRIPTION**

This high specification home provides generous turnkey living in a desirable location just moments from the Devils Punchbowl (National Trust beauty spot) and Hindhead village.

The property has been well maintained by the current owners and benefits from a fully landscaped rear garden, parking for two vehicles and further visitor parking.

Built by Elsmore Homes in 2019, this modern executive home is light and positioned for sun throughout the day. The ground floor comprises inviting entrance hallway, fully integrated modern kitchen/breakfast room with Siemens appliances, induction hob, quartz worktops and seating area, open plan sitting/dining room with French doors to rear, downstairs cloakroom, understairs storage and boot cupboard.

The first floor offers a principal bedroom with built in wardrobe and en suite shower room, further double bedroom, family bathroom and airing cupboard. There is also the added benefit of two double



bedrooms on the second floor, one with built in wardrobe, family bathroom and eaves storage.

Outside the rear garden has been landscaped and is now stocked with a selection of shrubs and flowers. The garden is mainly laid to lawn and there is a newly built cabin/office room with further storage. To the front of the property there is a driveway with parking for two vehicles. There is additional visitor parking within the private close of 8 houses.

**LOCATION**

The property is conveniently situated in a close of just 8 houses, within immediate proximity to a National Trust beauty spot.

Day to day shopping needs are located nearby within Hindhead village itself and the adjacent village of Beacon Hill with more comprehensive shopping at Grayshott village and Haslemere town. Haslemere offers a mainline rail connection to London Waterloo station in under an hour and access to the A3 is 1 miles away which has links to London, Guildford and the South Coast. The schooling in the area is excellent, both state and privately run. Hindhead is well known for its acres of open countryside and woodland, much of which is in the ownership of the National Trust. Close by there are miles and miles of excellent foot and bridle paths as well as excellent golf courses nearby.

**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+) <b>A</b>                              |                         | 95        |
| (81-91) <b>B</b>                            | 85                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |