



**Whitmore Vale, Grayshott, Hindhead, Surrey GU26 6JB**  
**Guide Price £1,675,000**





# Starfields

WHITMORE VALE GRAYSHOTT HINDHEAD SURREY GU26 6JB

Guide Price £1,675,000 Freehold

A stunningly located five bedroom country house set within private woodland grounds of 1.68 acres partially adjoining a stream in a wonderfully peaceful setting.

Constructed by our vendors for their own occupation in 2019, Starfields is a fabulous family home having bright, airy and spacious accommodation featuring a main bedroom with dressing room, en-suite bathroom and balcony with views over the grounds, three further bedrooms and family bathroom. The entrance hall which has a large cupboard and shower room off leads to an office and the excellent open plan kitchen/dining/family room having doors to the gardens, drawing room and utility room.

Only a few metres from the main house is a detached annexe comprising open plan kitchen/bed/sitting room with shower room off.

The 1.6 acre gardens and grounds include a well tended vegetable garden, large paved terrace, sweeping lawns, connecting paths, raised stocked flower beds and herbaceous borders, retaining borders, small animal pen, play area and many mature and semi mature trees. Outbuildings include barn style garaging and workshops.

The property has the benefit of a Build Zone structural 10 year warranty from September 2019  
There is under floor heating to the ground and first floors and an air source heat pump.

- **Main bedroom with en-suite bathroom, dressing room and balcony**
- **Three further bath/shower rooms**
- **Drawing room**
- **Utility room and office**
- **1.68 acres of gardens and grounds**
- **Three/four further bedrooms**
- **Detached self contained annexe**
- **Large kitchen/dining/family room**
- **Barn style garaging and workshops**
- **Peaceful secluded setting**

## CG HASLEMERE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

**Services:** Mains electricity and water, private drainage.

**Local Authority:** East Hampshire District Council Tax Band G















## SITUATION

Grayshott village centre provides a variety of shops for day to day needs including Sainsbury's Local, Co-Op and Lloyds Chemist, restaurants, The Fox & Pelican public house and doctor and dental surgeries. On the outskirts of the village are the popular Applegarth farm shop and restaurant and the widely renowned Grayshott Pottery. Haslemere (5 miles) and Farnham (7 miles) provide more comprehensive amenities including main line stations into London Waterloo. Close by are many acres of commons and woodland much of it National Trust owned including Waggoners Wells, Ludshott Common, Devil's Punchbowl, Gibbet Hill, Hindhead Common and Frensham Ponds. The A3 can be access at Hindhead providing

connections to the south coast, M25 and motorway network. There are excellent schools in the area both state and private for all ages including Grayshott Primary, Woolmer Hill in Haslemere, Bohunt Academy in Liphook, The Royal School, St Edmunds and Amesbury. There are several high quality golf courses and a wide range of other activities all available within easy reach.






## DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street and continue on passing through Weyhill and onto Hindhead Road. Continue on this road until reaching the roundabout in the centre of Hindhead. Take the first exit on this and the next roundabout and second exit at the roundabout by the B P petrol station. Continue through the centre of the village then turn right into Whitmore Vale Road immediately before the church then left after approximately 0.7 miles into Whitmore Vale where the property will be found on the right after about 0.4 miles

**Grayshott village centre 1 mile**  
**A3 access at Hindhead Tunnel 2 miles**  
**Haslemere 5 miles**  
**Farnham 8 miles**  
**Guildford 16 miles**

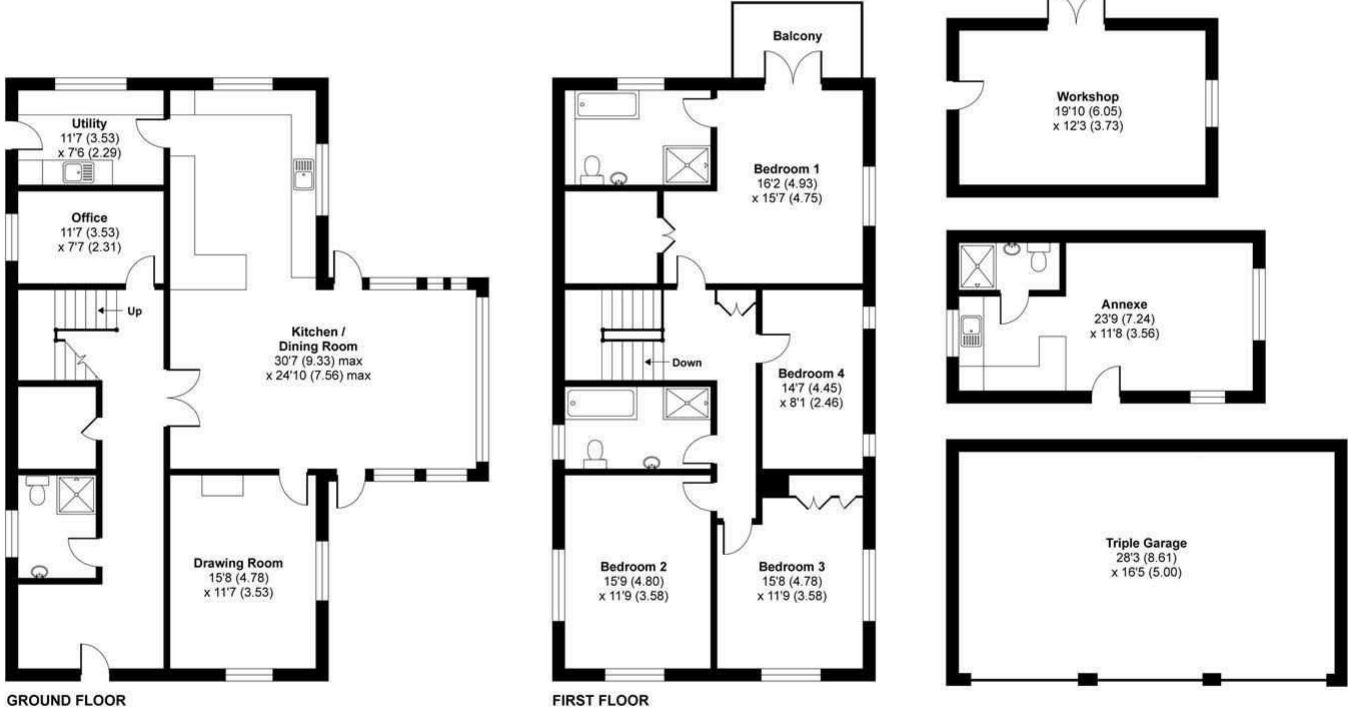
All distances approximate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>88</b>	
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

# Starfields, Whitmore Vale, Grayshott, Hindhead, GU26

Approximate Area = 2836 sq ft / 263.4 sq m (includes garage)  
 Outbuildings = 536 sq ft / 49.7 sq m  
 Total = 3372 sq ft / 313.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2021. Produced for Clarke Gammon. REF: 761314

**AGENT'S NOTE**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

