



**The Mount, Grayswood, Haslemere, Surrey**  
**Guide Price £750,000 Freehold**

CLARKE  GAMMON  
1919

## TREES THE MOUNT GRAYSWOOD HASLEMERE SURREY GU27 2EB

Guide Price £750,000

Detached character home  
built in 1938

Sitting room with log burner

Two further bedrooms

Utility/cloakroom

Garden studio with log  
burner

Open plan kitchen / dining /  
family room

Master bedroom with en  
suite shower room

Family bathroom

Landscaped rear garden

Driveway parking

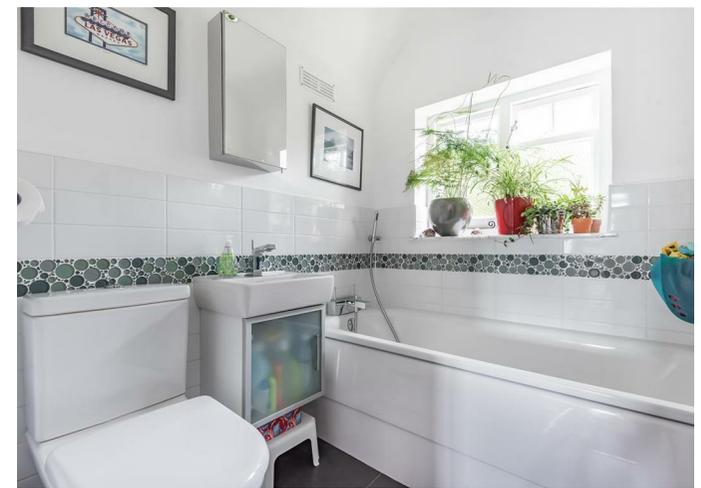


**A three bedroom detached  
character 1930s family home in  
the heart of Grayswood having  
glorious far reaching views.**

### THE PROPERTY

Trees was built in 1938 and has been tastefully updated and extended by the current vendors to create a wonderful family home. The vendors have retained many of the original features and added a modern twist with a fantastic kitchen/dining/family room to the rear which enjoys far reaching views and has Karndean flooring, underfloor heating, a Mercury range cooker, built in appliances and full width bifold doors allowing complete access to the landscaped rear garden. Also on the ground floor is a front aspect sitting room with bay window, picture rails and original fireplace with log burner and cloakroom/utility room.

Stairs lead to the first floor where there is a master bedroom with en suite shower room, two further bedrooms and family bathroom.



## THE GROUNDS

Trees is set back from the lane behind a mature hedge. There is driveway parking and side access to the terraced rear garden ideal for entertaining with lawned area, feature Tetrapanax tree, well stocked borders, raised vegetable garden, fruit garden with apple trees and raspberry bushes and a further area at the end with three greenhouses and an insulated GARDEN STUDIO which has power and a log burner.

## SITUATION

The thriving village of Grayswood has a pretty village green, modern sports pavillion/hall, primary school, church and the Wheatshaf public house. Nearby Haslemere provides a comprehensive range of independent shops, Hospital and health centre, boutiques, restaurants, public houses and coffee bars together with Waitrose, M&S Food and Tesco amongst other well known chains. The main line station offers a fast and frequent service into London Waterloo in under one hour. The Georgian and Lythe Hill hotels both have spas and the town offers a wide range of sports facilities with several quality golf courses close by. Polo can be enjoyed at Cowdray Park in Midhurst and the popular horse racing and motorsports events at Goodwood are less than 20 miles away. There are excellent state and private schools in the area, which is surrounded by miles of open countryside, much of it National Trust owned. The nearby A3 provides road links to London, the south coast and motorway network.

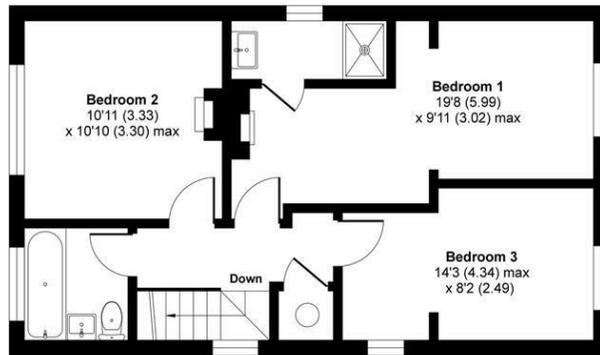
Haslemere High Street 1.5 miles  
Haslemere main line station 2 miles  
A3 access at Milford 6 miles  
Godalming 8 miles  
Guildford 13 miles

All distances approximate

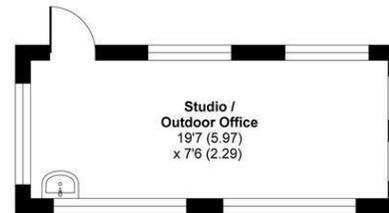


# Trees, The Mount, Grayswood, GU27

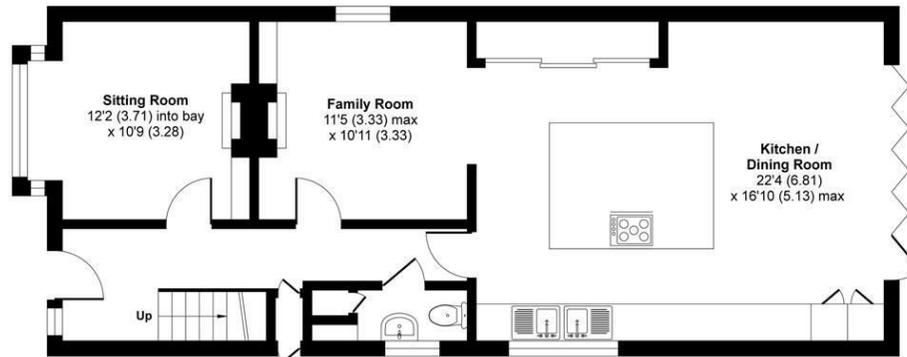
Approximate Area = 1332 sq ft / 124 sq m  
Outbuilding = 147 sq ft / 13 sq m  
Total = 1479 sq ft / 137 sq m  
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 781107

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band E

## SERVICES

All main services

12th October 2023 TKO/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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 &amp; Wales</b>	EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

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

## DIRECTIONS

From our office in Haslemere High Street proceed north (A286) for approximately 1.2 miles then turn right at the green into Lower Road where The Mount will be found after a short distance on the right. Trees will then be found on the left after approximately 0.1 mile.

## 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

