



Beacon Hill Park, Beacon Hill, Hindhead, Surrey GU26 6HU
POA Freehold

CLARKE  GAMMON

LANDFALL BEACON HILL PARK BEACON HILL
HINDHEAD SURREY GU26 6HU

POA

Main bedroom with en-suite shower	In need of modernisation and improvement
Two further bath / shower rooms	Three further bedrooms
Conservatory	Kitchen
Two reception rooms	Just under 1.4 acres
Garaging	Workshop and studio



A four bedroom detached split level bungalow in need of modernisation, sitting in grounds of 1.379 acres offered with no onward chain.

THE PROPERTY

Landfall is tucked away in an elevated and peaceful location with views across a valley. The property is in need of extensive renovation and the accommodation layout provides scope to create a wonderful family home. The double aspect sitting room has a centre fireplace and bifold wooden doors to the dining room which has patio doors leading out onto a large sun terrace. The conservatory which opens onto the sun terrace can be accessed from the kitchen and bedroom three. There are two further bedrooms, shower room and bathroom on this floor. Stairs from the dining room lead to the lower ground floor main bedroom with en-suite shower room and doors to the garden.



THE GROUNDS

The gardens and grounds which include an area of woodland extend to 1.379 acres. There is a lawned area to the eastern side of the property which is edged with rhododendrons giving a high degree of privacy. Steps lead up from the lower area of garden to the sun terrace. To the front of the property there is driveway parking for several cars and garaging. There is a workshop at the end of the garden, a large studio with power and light and a greenhouse.

SITUATION

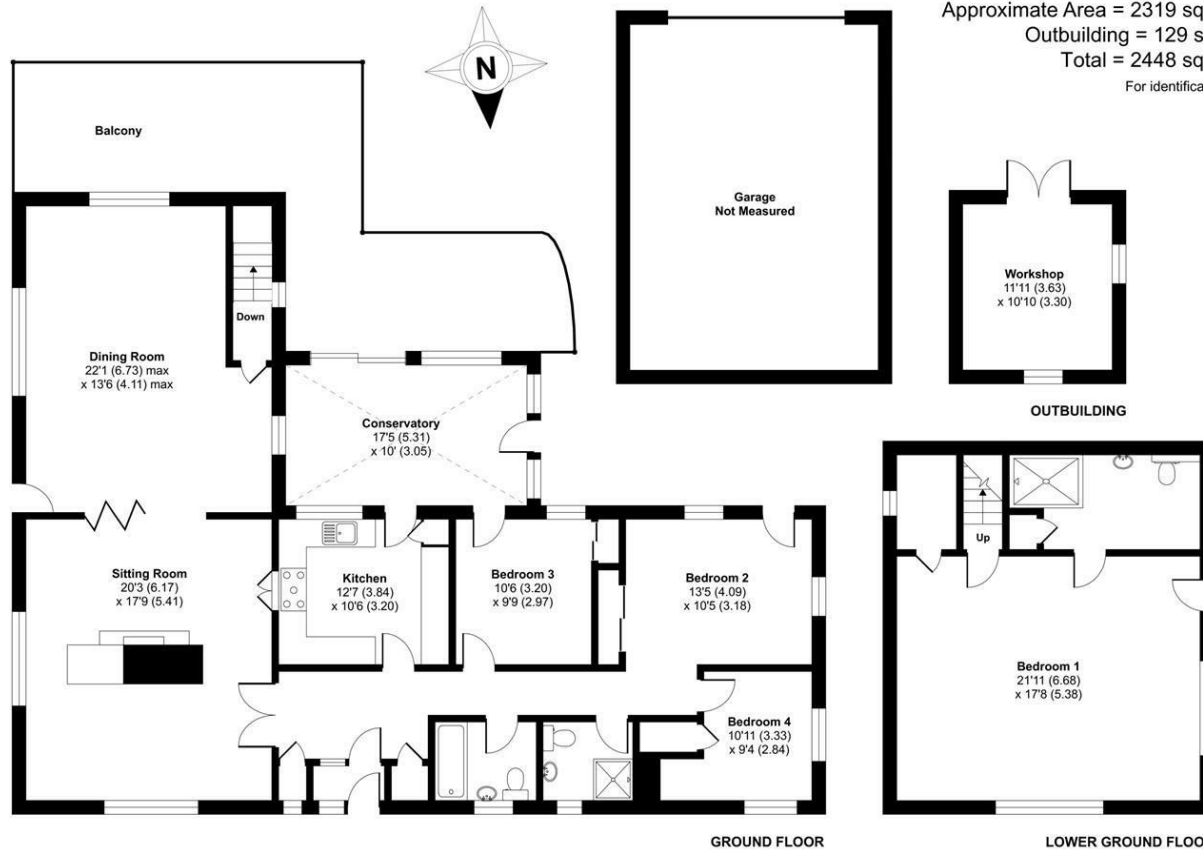
Beacon Hill lies on the Surrey/Hampshire border within easy reach of Farnham, Haslemere and Guildford which all provide main line stations into London Waterloo (travel time less than one hour) and extensive shopping and leisure facilities. The village provides shops for most day to day needs and a primary school. More comprehensive amenities including a Sainsbury's Local can be found nearby in Grayshott. The whole area is surrounded by beautiful countryside including the National Trust owned Hindhead Common, Devil's Punchbowl and Frensham Ponds where yachting and fishing can be enjoyed. There is a good selection of excellent schools for all ages both state and private in the area. The A3 can be accessed at the Hindhead Tunnel giving connections to the M25, Heathrow and Gatwick airports and the south coast.

Village Centre amenities 0.6 miles
A3 access at Hindhead Tunnel 2.4 miles
Grayshott 2.7 miles
Haslemere main line station 4.5 miles
Farnham 7 miles
Guildford 15 miles

All distances approximate

Churt Road, Hindhead, GU26

Approximate Area = 2319 sq ft / 215.4 sq m
 Outbuilding = 129 sq ft / 11.9 sq m
 Total = 2448 sq ft / 227.4 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). © nichecom 2022. Produced for Clarke Gammon. REF: 798392

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

Mains water and electricity

NB Main image and internals taken January 2022.

25th May 2023 MPS/dr

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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 until reaching the roundabouts in Hindhead. Proceed straight ahead onto Tilford Road (A287) and continue until reaching Beacon Hill where the entrance to Beacon Hill Park will be found on the left shortly after passing through the village centre. Landfall will then be found after about 300m on the left.

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

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T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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