



Hindhead Road, Hindhead, Surrey
Guide Price £725,000 Freehold

**HUNTONS HINDHEAD ROAD
HINDHEAD SURREY GU26 6BB**

Guide Price £725,000

Detached family home

Two bathrooms

Cellar and storeroom

Mature grounds

Detached double garage

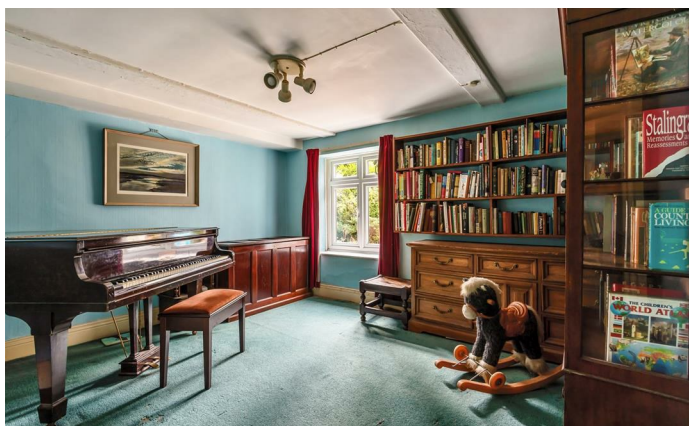
Five bedrooms

Four reception rooms

In need of modernisation

Approximately half an acre

Ample parking



**A spacious detached character
family home in need of
substantial updating, set in
grounds of just under half an
acre.**

THE PROPERTY

Huntons, we believe, was built in the 1800s and retains many of its original features. The property has been a well-loved family home over the years but now requires modernisation. The sitting room has a feature fireplace and a bay window with doors leading out to the garden. There are three further reception rooms, kitchen, utility room and bathroom on the ground floor. Stairs lead from the reception hall to the first floor where there are five double bedrooms; bedrooms one and two having far reaching views across Polecat Valley, and a family bathroom.



THE GROUNDS

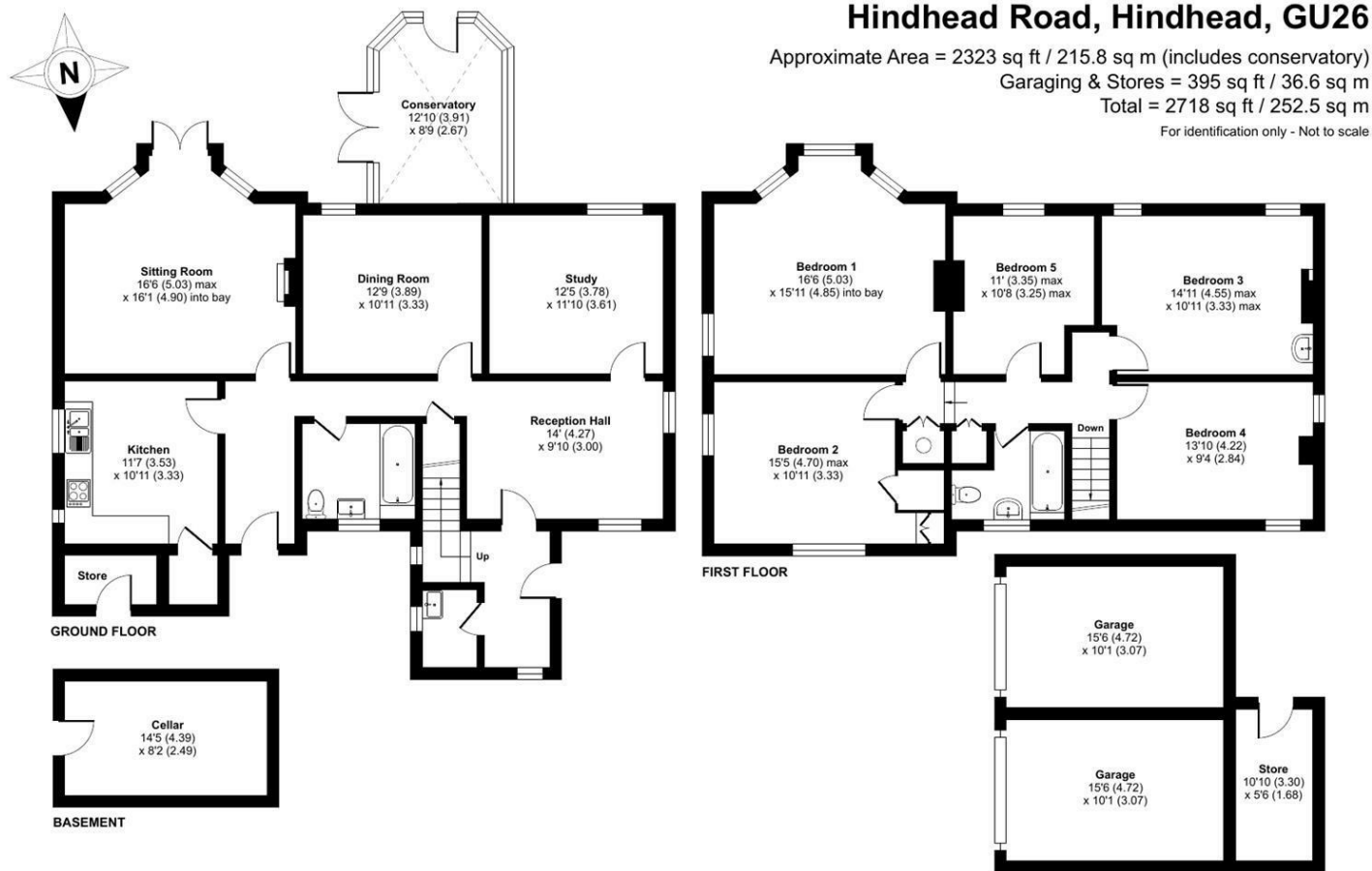
Huntons has two driveways both providing ample parking for several vehicles. There is a detached double garage with loft space above and an attached workshop/store. Steps lead down from the driveway to a cellar beneath the house. The grounds extend to just under half an acre, with the private and well screened main areas of garden being on the south and eastern sides. There are apple trees and numerous mature shrubs and bushes, a summerhouse and greenhouse.

SITUATION

Hindhead lies on the Surrey/Hampshire border surrounded by many acres of countryside much of it National Trust owned including Hindhead Common and the Devil's Punchbowl, and is within easy reach of Farnham, Haslemere and Guildford. The local BP petrol station has an M & S convenience store and there is a small parade of shops. Nearby Weyhill has a range of shops including M & S Food and Tesco and Haslemere Town Centre provides a more comprehensive range including Waitrose, W H Smith, Boots and Costa. The village of Grayshott also lies close by where there is a variety of shops, restaurants, public house, Applegarth farm shop and restaurant and the widely renowned Grayshott Pottery. Haslemere main line station offers a fast and frequent service into London Waterloo from 49 minutes and the A3 can be accessed at the Hindhead Tunnel giving connections to the M25, Heathrow and Gatwick airports and the south coast. There are excellent private and state schools for all ages within easy reach.

A3 access at Hazel Grove Interchange 1.2 miles
Grayshott 1.5 miles
Weyhill 1.7 miles
Haslemere main line station 2.2 miles
Haslemere Town Centre 2.7 miles
Farnham 9 miles
Guildford 15 miles

All distances approximate



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Clarke Gammon. REF: 880137

LOCAL AUTHORITY

Waverley Borough Council

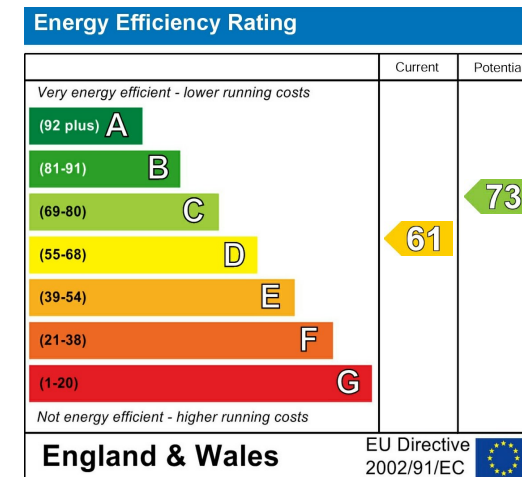
COUNCIL TAX

Band F

SERVICES

All main services, gas central heating

1st April 2023 TKO



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DIRECTIONS

From our office in Haslemere High Street proceed south towards the Town Hall then bear right into Lower Street and continue on passing the railway station and on through Weyhill shopping area. Proceed over the traffic lights by Tesco and onto Hindhead Road. Continue for approximately 1.7 miles and Hunttons will be found on the right hand side.

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

