



Prestwick Lane, Grayswood, Haslemere, Surrey
Guide Price £695,000 Freehold



WINWOOD PRESTWICK LANE GRAYSWOOD
HASLEMERE SURREY GU27 2DU

Guide Price £695,000

Light and spacious semi detached house	Extended and enlarged in January 2020
Three bedrooms	Two bathrooms
Bespoke handmade kitchen	Open plan sitting/dining room
Level 120ft rear garden	Large shingle driveway



A superbly presented light and spacious early 1930s three bedroom semi detached family house backing onto fields, in the popular village of Grayswood.

THE PROPERTY

Winwood, we understand built during the early 1930s, has been thoughtfully and cleverly extended by the current vendors - work completed in January 2020, giving the house a modern open plan design. The house retains plenty of character and charm with a fireplace and wood burner in the sitting room which is open to the dining room and kitchen in an 'L' shape, with the kitchen having a range of bespoke handmade units complemented by quartz worktops. Off the kitchen and with a door to the front of the house is a utility/boot room and off the reception hall is a bathroom. On the first floor are three individually shaped bedrooms; bedroom one having front and rear aspects, and a new family bathroom with under floor heating. The house has double glazed windows, gas central heating and ceiling spot lights.



THE GROUNDS

Winwood is set back from Prestwick Lane behind its large gravelled driveway having parking for several cars and pretty flower and shrub side borders. The rear garden (approx. 120ft in length - about 0.28 acres) has a full width sun deck with hose tap and outside electric points. There is a long level lawn with side paved path and towards the bottom of the garden are four mature apple trees, shed and a summerhouse with a decked surround and low level hedge giving a lovely outlook onto the adjoining paddock and fields.

SITUATION

The thriving village of Grayswood has a pretty village green, modern sports pavillion/hall, primary school and church. 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 Lythe Hill hotel has a spa 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.

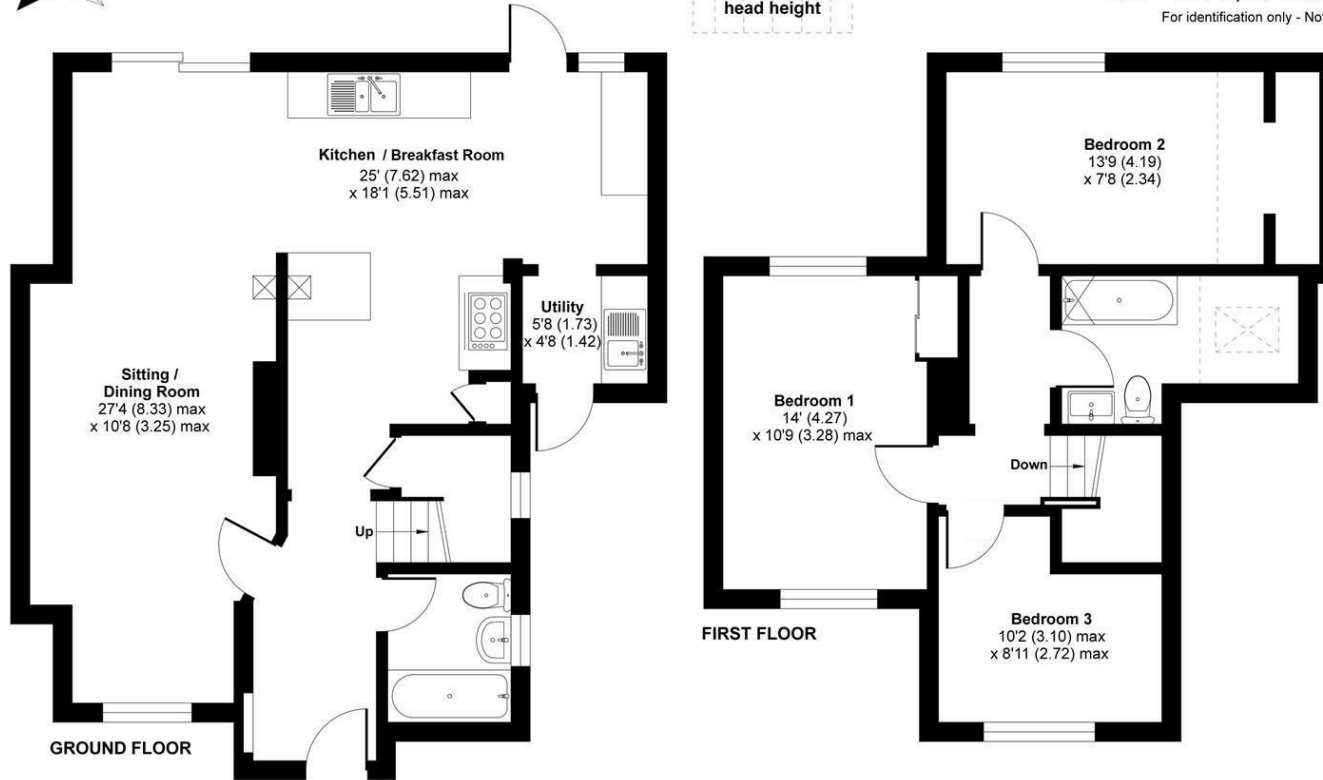
Grayswood Primary School 0.3 miles
Haslemere High Street 1.7 miles
Haslemere main line station 2.3 miles
A3 access at Milford 6.4 miles
Godalming 8 miles
Guildford 13 miles

All distances approximate

Prestwick Lane, Grayswood, Haslemere, GU27

Approximate Area = 1068 sq ft / 99.2 sq m
 Limited Use Area(s) = 59 sq ft / 5.5 sq m
 Total = 1127 sq ft / 104.6 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Clarke Gammon Wellers. REF: 639668

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band D

SERVICES

All main services are connected

* Photographs taken Summer 2020

19th February 2024 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(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 north on the A286 for approximately 1.5 miles then take the right hand turn into Lower Road by the Green. Proceed to the T junction and turn left onto Prestwick Lane and Winwood 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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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