



Prestwick Lane, Grayswood, Haslemere, Surrey
Guide Price £525,000 Freehold



**HANTONE PRESTWICK LANE
GRAYSWOOD SURREY GU27 2DU**

Guide Price £525,000

Established and desirable location

Undoubted potential

Lounge/dining room

Three bedrooms

Single garage and parking

Extendable subject to planning

Hall/study

Kitchen and conservatory/utility room

Shower room

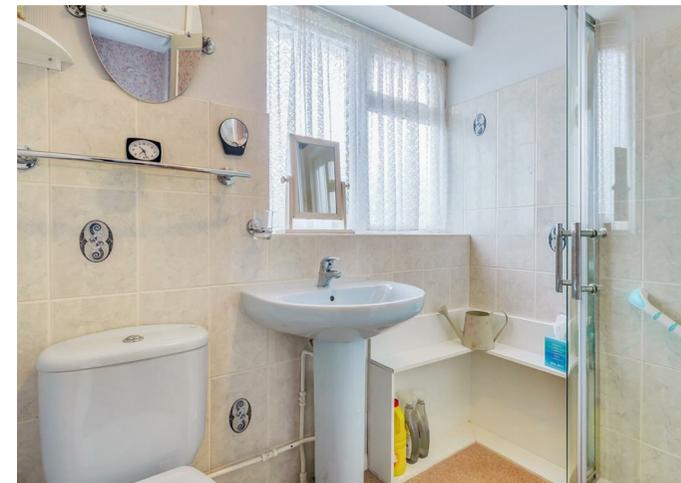
Large private gardens



An established semi detached house with large gardens occupying a desirable location in the sought after village of Grayswood.

THE PROPERTY

The house was constructed in the mid 1960s and has benefitted over the years from modernisation and improvement, however it offers tremendous potential for enlargement subject to the necessary planning permission. Currently the hall has been adapted to a small study. There is a good sized lounge/dining room and the kitchen is a good shape beyond which is a conservatory/utility room which gives access to the garage and front and rear gardens. The bedroom accommodation is of good size and the bathroom has been recently adapted to a shower room with large enclosed shower cubicle.



THE GROUNDS

The gardens are an undoubted feature. To the front it is open plan and laid to lawn with the driveway providing parking for two cars and leads to the attached garage. The rear garden extends to approximately 100ft and is divided into two areas; the lower area having previously been a productive vegetable patch. Adjoining the house there is a full width sun terrace beyond which the garden is laid to lawn. There are further terrace areas and the whole garden enjoys a high degree of privacy and has an easterly aspect.

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.

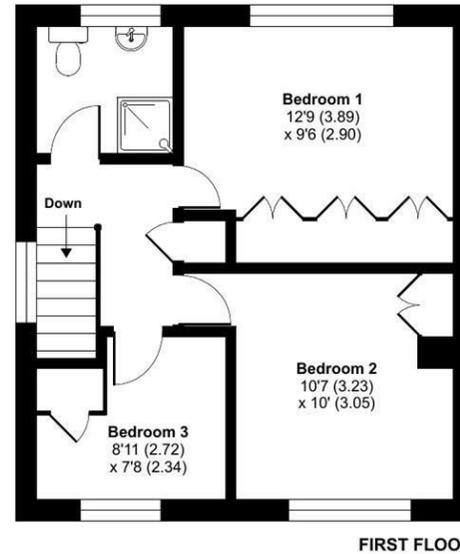
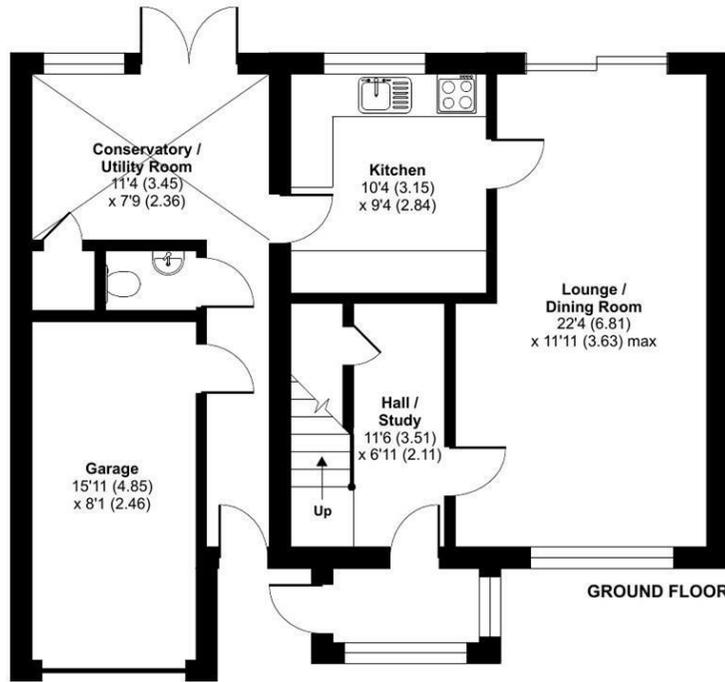
Grayswood Primary School 0.3 miles
Haslemere High Street 1.7 miles
Haslemere main line station 2.3 miles
A3 access at Milford 6.4 miles
Godalming 8 miles
Guildford 13 miles

All distances approximate

Prestwick Lane, Grayswood, Haslemere, GU27

Approximate Area = 1098 sq ft / 102 sq m
 Garage = 125 sq ft / 11.6 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 1271 sq ft / 118 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 2023. Produced for Clarke Gammon. REF: 957453

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band D

SERVICES

All main services

26th January 2024 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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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 the property will be seen in front of you, just to 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
T: 01483 223101

