



Headley Road, Grayshott, Hindhead, Surrey
Guide Price £1,795,000

CLARKE  GAMMON
1919

Snowdrops

HEADLEY ROAD GRAYSHOTT HINDHEAD SURREY GU26 6JG

Guide Price £1,795,000 Freehold

Set amongst glorious gardens and grounds of approximately 1.3 acres, a substantial and superbly presented six bedroom character country house having a detached one bedroom cottage on the semi rural fringes of Grayshott, opposite the National Trust owned Ludshott Common.

Snowdrops has character half tile hung elevations complemented by a beautiful established wisteria and heritage style windows with the design and layout of the house centred around practical family living and the property's connection to the cultivated gardens. At the heart of the house is the fabulous kitchen/dining/garden room which has bifold doors spilling out on to the rear full width patio area and a south facing loggia and secluded terrace to the front garden. A pathway leads to a side entrance and back hall off which are a utility room, dog room and cloakroom. The large, yet cosy, double aspect sitting room has broad vistas of the rear garden and an inglenook style fireplace. The spacious entrance hallway and two additional reception rooms complete the ground floor - a good sized family/tv room which leads to the study currently used as a gym. There are six bedrooms complemented by three bath/shower rooms; the main bedroom has an en-suite bathroom with four of the other five bedrooms sharing Jack & Jill shower rooms. What was a small single bedroom off the landing is now a tranquil study or reading area with a view over the rear garden. The detached cottage is discreetly positioned close to the house at the rear and has an open plan kitchen/living room, shower room, galleried first floor double bedroom and bifold doors, leading to its own private walled garden with established screening and water feature

- Fabulous six bedroom character family house
- Detached one bedroom cottage
- Open plan kitchen/dining/garden room
- Sitting room with inglenook style fireplace
- Car barn and workshop
- Glorious gardens and grounds of about 1.3 acres
- Three bath/shower rooms
- Utility room, dog room and cloakroom
- Two further reception rooms plus landing study and external loggia
- Semi rural location close to Ludshott Common

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Local Authority: East Hampshire District Council Tax Band G

Services: All main services, gas central heating









GARDENS AND GROUNDS

The gardens are laid out in large expanses of lawned areas and have been designed, planted and landscaped with the emphasis on outdoor living. The impressive sweeping driveway has a central island, gates to hedged boat or leisure van driveway, there are parking bays set aside from the main driveway, which leads to the detached double car barn and adjoining workshop and store. To the front, an attractive red brick path leads to the rear in one direction via an ornate arched gate, surrounded by rhododendrons and roses and the other direction to the front entrance porch with bench seating and boot racks. Beyond there are, raised beds, a herb garden, fruit cage and green house. To the side is a further south facing well screened sun terrace leading to the loggia adjoining the kitchen, having a brick base, room for seating, attractive skylit roof and part open sides with trellis and climbing plants. The rear garden provides a stunning backdrop to the house and has almost total privacy screened by established trees including Scots Pine, Chestnut, Copper Beech, Silver Birch, Acer, Laurel and Rhododendron. Pathways, arches and planting lead to secret areas, a small pond with seating under the cover of an arching chestnut tree, a petanque pitch with festoon lighting, a zip wire falls from an old treehouse, various tree swings, a golf tee and green, there are tractor and bike stores along with a number of gardeners and storage sheds. At night the garden, statement Copper beech and golf green are lit by timer located in the workshop end of the garaging next to the log store




DIRECTIONS

From the A3 take the turning to the A333 Hindhead and Grayshott and follow the signs until reaching the roundabout just before the BP Petrol Station. Take the first exit signed Grayshott B3002. Continue through the village and the property will be found on the right hand side approximately 0.5 miles after Applegarth Farm on the right.

27th April 2024 PM/dr

Grayshott village centre 1.7 miles
 A3 access at Hindhead (Hazel Grove Interchange) 2.5 miles
 Haslemere main line station 5.3 miles
 Haslemere High Street 5.8 miles
 Farnham 9 miles
 Guildford 16 miles

All distances approximate

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

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Approximate Area = 3134 sq ft / 291.1 sq m

Limited Use Area(s) = 192 sq ft / 17.8 sq m

Annexe = 748 sq ft / 69.4 sq m

Garage = 166 sq ft / 15.4 sq m

Outbuilding = 154 sq ft / 14.3 sq m

Total = 4394 sq ft / 408.2 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). © nthecon 2023. Produced for Clarke Gammon. REF:999441

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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