



Headley Road, Hindhead, Surrey
Price Guide £995,000

Bede Cottage

HEADLEY ROAD HINDHEAD SURREY GU26 6JL

Price Guide £995,000 Freehold

DEVELOPMENT POTENTIAL - 2ND DWELLING POTENTIAL - ANNEXE POTENTIAL - VACANT, QUICK MOVE AVAILABLE* Subject to planning.

A fascinating and charming 3 bedroom cottage set within impressive gardens and situated in an enviable location in Grayshott. Bede Cottage is set in grounds of 0.62 acres and borders vast areas of grass and woodland in Applegarth Farm. This is an exciting opportunity for a variety of purchaser, for those seeking a charming cottage, outstanding double garage and wonderful gardens, or perhaps two families seeking a joint purchase. The detached garage building measures in the region of 1400 sq ft over two floors. With some creativity and alteration, this building could become an annexe, thus having one part of the family residing in the cottage and the other members in a newly created detached annexe. This unique property is being sold for the first time in some 40 years, having been a truly loved home to the departing owners. The property has been reconfigured a little over the years to give well-proportioned family accommodation over two floors whilst offering new owners the opportunity to modernise and improve to their liking. The cottage has intriguing features such as church style leaded windows and heavy panelled latched wooden doors. A hallway offers access to the majority of the ground floor rooms which comprise, a sitting room with fireplace, a dining room, a kitchen/breakfast room, a downstairs bedroom and bathroom as well as a large conservatory which extends out into the garden. Upstairs are two bedrooms and a family bathroom.

The detached double garage has twin doors to its front, and a pedestrian door offering rear access. The building has two floors and truly is a wonderful size. Tucked away in a corner of this building you will find a kitchenette/laundry room. The gardens offer great swaths of lawn, an impressive selection of established Rhododendrons, shrubbery borders and mature trees, all of which affords great privacy.

- Chain Free Sale
- Great potential for Development
- Glorious gardens, overall size 0.62 acres
- Adjoining Applegarth Farm
- Cottage with 3 bedrooms/2 bathrooms
- Including Detached Annexe potential
- Large Detached Garage, with a first floor and all facilities
- Grayshott Village centre under 1 mile

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Local Authority: EHDC Tax Band G

Services: type your text here









SITUATION

Grayshott is a thriving, award winning village situated on the Surrey / Hampshire border surrounded by National Trust owned commons and woodland including the Devil's Punchbowl, Waggoners Wells and Ludshott Common. The village offers a range of individual shops and amenities including Post Office, pub, social club, restaurants, cafes & takeaways, Co-Op and Sainsburys, butcher, greengrocer, ironmonger, chemist, doctors, dentists and sports field with pavilion and tennis club. There is a village school and several private schools and preschools in the area.




DIRECTIONS

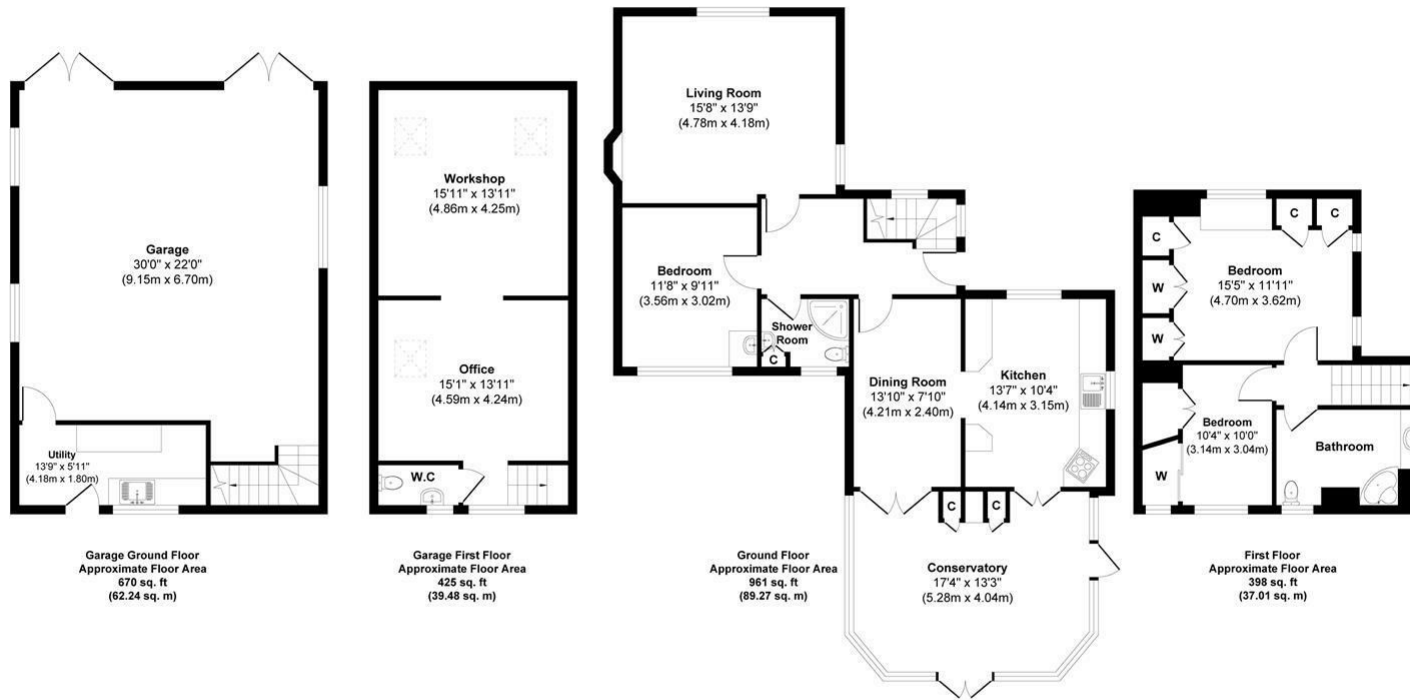
From Grayshott village centre head West on Headley Road, firstly passing St Luke's Church and then Halters End and Waggoners Way. Bede Cottage is then the second property along on the right hand side.

30th August 2025 MPS/dr

- Waggoners Wells - Across the road, 15 minutes walk - 0.3 miles
- Grayshott village centre - 0.8 miles
- Farnham - 8 miles
- Haslemere Station - 5 miles
- Guildford - 14 miles
- Heathrow T5 - 36 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

Headley Road
 Approx. Gross Internal Floor Area
 2454 sq. ft / 228.00 sq. m



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown
 Produced by Home Focus Studio LTD

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
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