



Grayswood Road, Haslemere, Surrey, GU27 2RU
FREEHOLD

CLARKE  GAMMON
1919

4 GRAYSWOOD MEWS GRAYSWOOD ROAD HASLEMERE SURREY GU27 2RU

Attractive and conveniently situated mews house

Two double bedrooms

Super fast broadband connection

Ground floor cloakroom

Double glazed

Quiet and sought after gated development

15'x13' Living/dining room

Bathroom with airing cupboard

Allocated parking

Decked terrace/garden with southerly aspect with timber shed.



Perfect for either first-time buyers or investors; a smartly presented two double bedroom, freehold, staggered, corner terraced home set within a private gated development.

THE PROPERTY

Built in 1999, the current homeowner is the 2nd custodian and was particularly drawn by the private setting, access to local villages and good transport links.

On the ground floor there is modern durable flooring running from the hall through into kitchen/dining area, whilst off the hall there is a useful WC and under-stairs cupboard providing useful storage. In the fitted kitchen there is plumbing for a washing machine and dishwasher including space for an under cupboard fridge or freezer. Throughout there is double glazing and gas central heating whilst the bathroom is part tiled with matching pedestal wash hand basin suite, a close coupled w.c., a panelled bath with Aqualisa Aquastream shower, mixer taps/hand shower, convector radiator and a built in airing cupboard with lagged hot water tank.

Both bedrooms are doubles with the master located to the rear benefitting from a discreet, large built in wardrobe, (one side with double level hanging rail) and second also benefitting from a built in wardrobe cupboard. From the living room there are French doors directly accessing the small, decked garden space where the communal grounds are also accessible, all surrounded by mature planting offering good privacy. Annual service charge for upkeep of communal grounds, electric gates, external lighting and liability insurance is circa £1,200 per annum.



THE GROUNDS

From the living room there are French doors directly accessing the decked garden space where to the side there is also a small side garden including useful timber shed. Beyond are the communal grounds, mostly laid to lawn, combining open fencing and a mature planted backdrop all offering good privacy and a natural green outlook.

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.

GUILFORD | 14 miles by road
LONDON WATERLOO | 32 MINUTES BY TRAIN (fastest)

GODALMING | 12 miles by road
LONDON WATERLOO | 39 MINUTES BY TRAIN (fastest)

HASELMERE | 2 miles by road
LONDON WATERLOO | 49 MINUTES BY TRAIN (fastest)

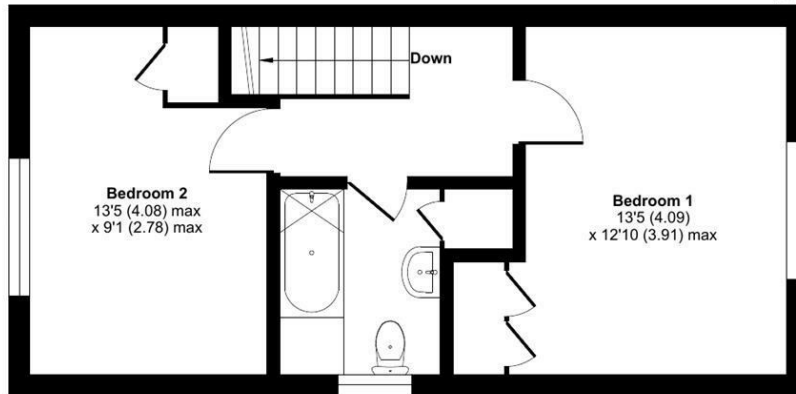
CENTRAL LONDON | 44 miles by road



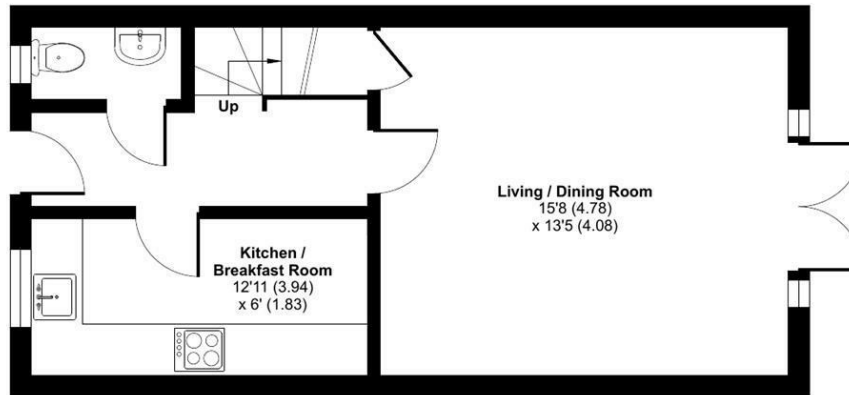
Grayswood Mews, Grayswood Road, Grayswood, Haslemere, GU27

Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°chemcom 2025. Produced for Clarke Gammon. REF: 1323763

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains Water,
Mains Electricity,
Mains Drainage
Gas Central Heating

Annual Service Charge (circa £1,200)

28th October 2025

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	70	79
	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere follow the A286 north towards Godalming for approximately 1.2 miles. Then take a left turn into the car park for The Wheatsheaf Inn. The gates for Grayswood Mews are to the rear on the left side.

When viewing please park where possible in the pub bays closest to the gates.

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

