



Little Heath - development opportunity
£1,175,000 Freehold

CLARKE  GAMMON
1919

LITTLE HEATH DEVELOPMENT LINKSIDE WEST
HINDHEAD SURREY GU26 6PA

£1,175,000

Spacious 1920's detached
house

5 bedrooms

Ensuite shower room &
family bathroom

large kitchen/breakfast room

Two garages and workshop
for potential development

Dining room and study

Living room
garden

Quiet tree lined location



THE PROPERTY

*****Potential further development opportunity to put a house on the righthand side of the plot. The site is being sold unconditionally but would suit a self-build developer/investor.*******

Waverley Borough Planning ref no: WA/2023/02534



THE GROUNDS

Outside, there are mature and established gardens to the front and rear. The property is approached by it's own shingle drive with parking for several vehicles leading to two garages and workshop offering potential to build a separate dwelling. There are lawns and well stocked beds either side of the drive. To the rear is a level lawned garden enclosed by panelled, newly erected fencing.

SITUATION

The property is located within walking distance of the local shops in Beacon Hill and the local primary school. The renowned Hindhead Golf Course is also within walking distance. The larger village of Grayshott is approximately 2.5 miles from the property and the towns of Farnham and Haslemere are 8 and 4.5 miles respectively, both offering a good selection of bars, bistros, restaurants and main line stations. The area is surrounded by National Trust land including the Golden Valley and the Devil's Punchbowl for lovely walks. The Hindhead tunnel provides fast access to London and the south coast via the A3. There are excellent schools, both private and state available in the area.

HASLEMERE | 4 miles

GODALMING | 12 miles

GUILDFORD | 16.4 miles

LONDON WATERLOO | 50 MINUTES direct train

CENTRAL LONDON | 46.8 miles by car

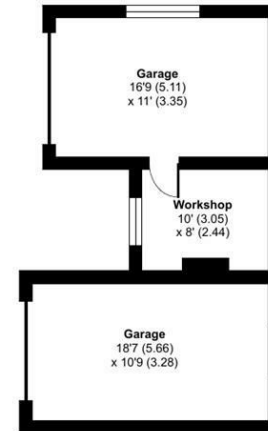
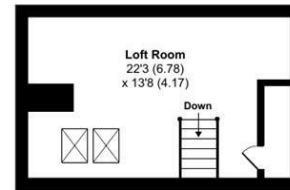
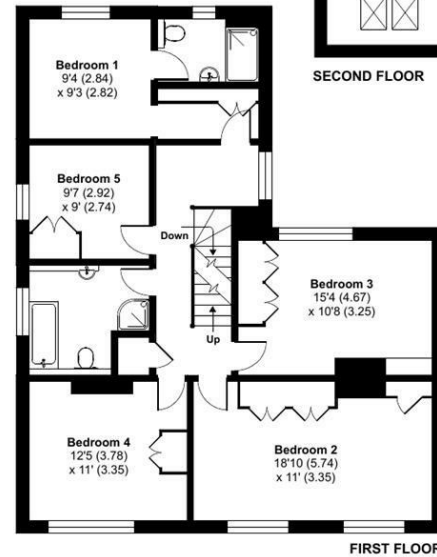
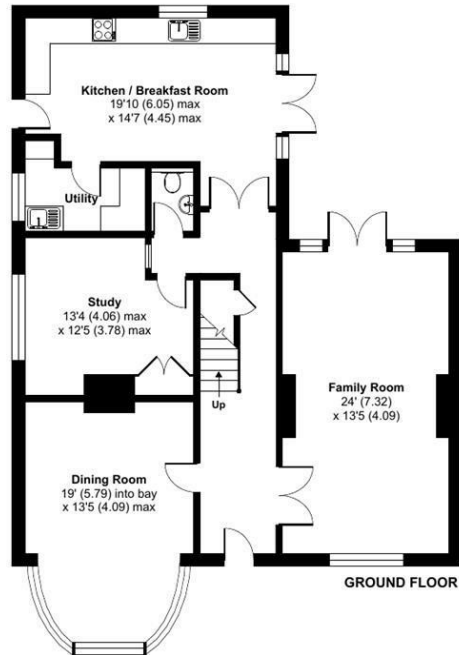
Linkside West, Hindhead, GU26

Approximate Area = 2578 sq ft / 239.4 sq m

Garage = 486 sq ft / 45.2 sq m

Total = 3064 sq ft / 284.6 sq m

For identification only - Not to scale



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: 1284379

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX


Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

25th July 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	61	70
	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere proceed out of the town along Lower Street, past the station and into Wey Hill. Continue onto the A287 Hindhead Road and Hindhead Hill. At the crossroad, continue straight over, staying on the A287. After 1.2 miles, Turn right into Beacon Hill Road, then left into Hill Road, at the bottom bear left into Linkside South and at the T Junction with Linkside West turn left where the property will be found on the left 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

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

