



The Avenue, Grayshott,  
Hampshire GU26 6JX

CLARKE  GAMMON

1 HAZELHURST, GRAYSHOTT,  
HAMPSHIRE GU26 6JX

FREEHOLD

Central village position in a quiet lane

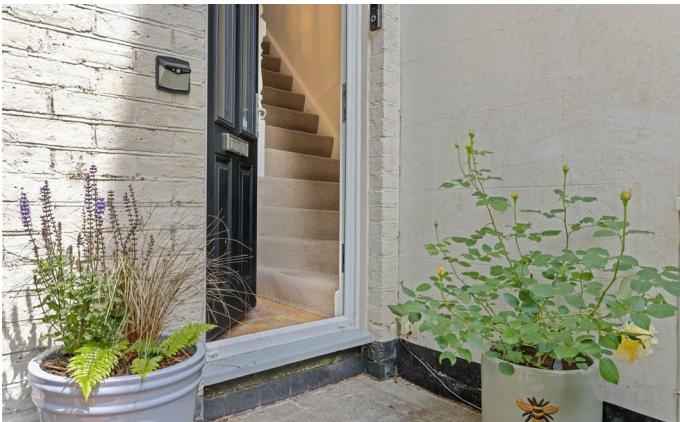
Extension potential (STPP)

Off-street parking for two vehicles

Walking distance to shops and schools

Sitting room with log burner

Recently landscaped garden



**A delightful end-of-terrace cottage, discreetly positioned along a quiet lane in the heart of Grayshott, just a short walk from the shops and amenities.**

#### THE PROPERTY

Once inside, a living room is located at the front of the house and features two sash windows that flood the space with natural light. A characterful fireplace with a log-burning stove forms an attractive focal point, complemented by bespoke shelving that provides both charm and practical storage. At the centre of the home is a generous through dining room, with windows overlooking the garden and creating a bright and welcoming space. The well-appointed kitchen is fitted with a range of neutral base and wall units and integrated appliances including a double oven and a five-ring gas hob. Direct access from the kitchen leads out to the garden patio, making it ideal for both everyday living and entertaining. The first floor offers three well-proportioned bedrooms. The principal bedroom is positioned at the front of the property, enjoying views over the quiet lane, while the second bedroom overlooks the rear garden. The third bedroom offers versatility, suitable for use as a home office or guest room. A family bathroom with a shower over the bath completes the accommodation.



## SITUATION

Located on the Hampshire–Surrey border, Grayshott is a highly regarded village with a vibrant and friendly community. The bustling High Street and village square offer a variety of eateries, cafés and a welcoming pub, alongside a mix of independent and well-known retailers. The village is well served by doctors' and dental practices, social clubs and excellent state and private schools. The A3 is easily accessible, and nearby Haslemere offers a mainline station with direct services to London Waterloo in approximately one hour.

## THE GROUNDS

Outside, the garden is accessed from the kitchen and begins with a patio area, perfect for al fresco dining, leading to a recently landscaped raised lawn that provides a generous expanse of outdoor space. The garden is enclosed by panel fencing and mature planting, with a treeline to the rear offering a high degree of privacy. To the front, a 'crazy paving' driveway provides off-street parking for two vehicles.

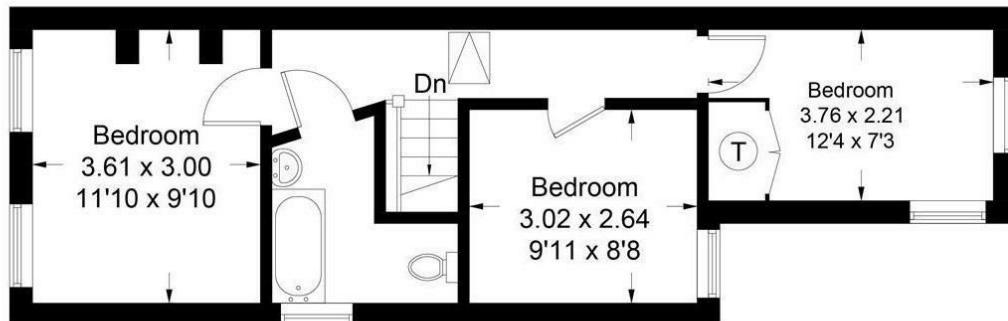
**GUILDFORD** | 15 miles  
**LONDON WATERLOO via HASLEMERE ST** | From 49 MINUTES

**GODALMING** | 10 miles  
**BOHUNT SCHOOL** | 4.5 miles  
**WOOLMER HILL SCHOOL** | 2 miles

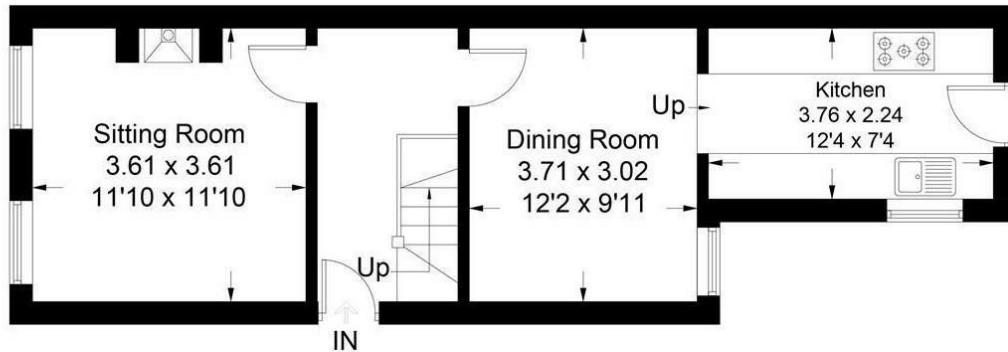
**HASLEMERE TOWN** | 3 miles  
**CENTRAL LONDON** | 44 miles

The Fox and Pelican PH | 5 minutes walk  
The Devil's Punchbowl | 15 minutes walk

Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID655953)

[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2020

**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band E

**SERVICES**

Mains water, electricity, mains drainage  
gas central heating

12th January 2026

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**CG LIPHOOK OFFICE**

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

**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

 **MAYFAIR**  
OFFICE GROUP

CLARKE  GAMMON  
1919