



Grayswood Road, Haslemere, Surrey
Price Guide £375,000 Freehold

**1 GRAYSWOOD MEWS GRAYSWOOD ROAD
HASLEMERE SURREY GU27 2RU**

Price Guide £375,000

Smart modern two bedroom
end of terrace house

Gated private development

Newly re carpeted and
decorated

Vacant possession, no chain

Main bedroom with en suite
shower

Bedroom two and bathroom

Living room with open
fireplace

Gas central heating

Kitchen

South facing decked
courtyard garden



**A smart end of terrace two bedroom
house, having been freshly re
decorated and re carpeted, tucked
away in this private gated
development in the popular village of
Grayswood.**

THE PROPERTY

This end of terrace property forms part of an attractive gated development and benefits with new decoration and carpets throughout. The hallway provides access to the ground floor accommodation and ground floor WC. The living/dining room is a particularly good size, with an open fireplace providing a natural focal point to the room. To the rear of the living area are French doors opening directly onto the private outside terrace. The kitchen is fitted with a comprehensive range of timber fronted units complemented by work surfaces and tiled splashbacks with dual aspect windows provide plenty of natural light. On the first floor, the landing leads to two bedrooms and the bathroom. The principal bedroom is a generous double room with an ensuite, the second is also a good size double with built in storage.



THE GROUNDS

The property is approached by new automatic electronically operated security gates. There are communal grounds surrounding the development. With an allocated parking space to the front of the property and further visitor parking spaces. The rear of the property, with access of the living room through a pair of French doors is the properties own private decked courtyard garden.

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.

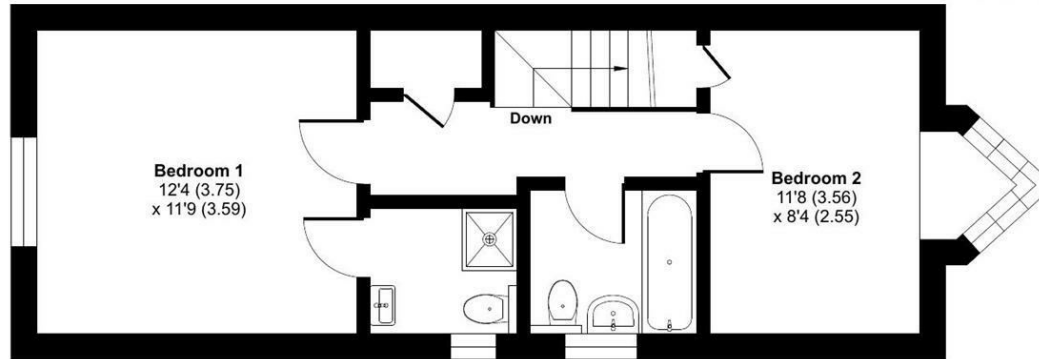
Grayswood Primary School - 5 minutes on foot
 Haslemere High Street - 1.2 miles
 Haslemere Main line station - 1.6 miles
 Chiddingfold - 3.2 miles
 A3 access at Milford - 6 miles
 Milford Station - 6 miles
 Godalming - 7.3 miles
 Guildford - 13 miles

All distances are approximate

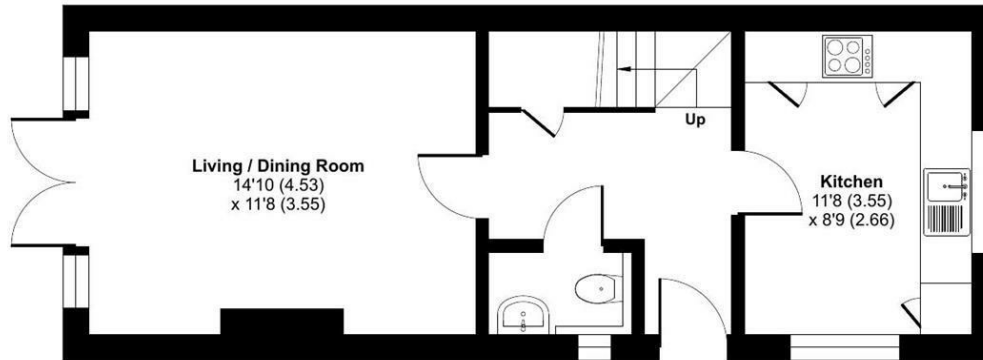
Grayswood Road, Grayswood, Haslemere, GU27

Approximate Area = 800 sq ft / 74.3 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°chem 2026. Produced for Clarke Gammon. REF: 1515420

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

Service charge.

1st April 2026-31 March 2027 - £1,177.75

11th September 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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 	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street, continue out of town via the Grayswood Road, A286 towards towards Grayswood village. On entering the village take the 2nd turning on the left into the pub car park and then Grayswood Mews will be found on the left

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
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MAYFAIR OFFICE
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AUCTION ROOMS
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