



LONGDOWN HOUSE

HINDHEAD • SURREY

Longdown House, Hindhead Road, Hindhead, Surrey, GU26 6BB

Exceptional modern family accommodation embracing the charm and character of this tile hung 1890's home which enjoys elevated views over it's grounds and woodland beyond.

5 Bedrooms - 4 Receptions - 3 Bathrooms

Over 4,700 sq feet plus garden office (5,037 sq ft total)

Arranged over 4 floors, with terrace and balcony offering elevated views

Dating from the 1890 the current owners have lovingly renovated this home to draw out the finest of it's character features whilst providing flexible modern lifestyle choices.

Approached through a gated entrance onto a **wide driveway** offering parking and turning for numerous vehicles you immediately enjoy a view of the house and a glimpse of the gardens beyond.

A charming pitched entrance porch leads to the front door which opens into a welcoming **entrance hall** with tiled flooring and reclaimed Victorian fireplace with open wood fire. Immediately to the left is a superb **triple aspect kitchen and vaulted dining area** which enjoys underfloor heating throughout. The dining area has a door out onto a private courtyard style paved terrace ideal for a leisurely drink and snack or more formal summer dining. The kitchen enjoys generous storage including a large central island with breakfast bar, and features a Range cooker, double butlers sink and integrated wine fridge. There is a tucked away discreet **butlers pantry**.

There are three formal reception rooms, all exceptional in their own merits. The **drawing room** is vaulted with galleried landings above, has engineered oak flooring, south facing patio doors and a central fireplace with dual fuel stove. The **music room** sits at the rear of the house, also with a fireplace and dual fuel stove, enjoying a dual aspect enhanced by bi-folds doors opening onto a **spacious balcony** overlooking the grounds and gardens. This balcony extends across the full width of the house, and is also accessible from a **triple aspect sitting/family room** with bi-folding doors onto said balcony.

An inner hallway with WC acts as a central hub with stairs to first floor bedrooms, and access to a **boot room** with stairs to lower ground floor. The lower level is very much a working part of the house with a **laundry room**, complete with dog shower, **cellar workshop and storage area**.

Of particular note is the **galleried first floor landing**, such a unique and character feature. Immediately to the top of the stairs is the **family bathroom**, renovated with a white suite, part panelled walls, herringbone style Karndean flooring and underfloor heating, whilst also benefiting from a dual aspect allowing plenty of natural light in. Beyond this is a highly desirable **double aspect principal bedroom**, featuring a restored original fireplace, en suite shower room with large walk in shower and twin vanity sink units, and a spacious dressing room. There are **two further bedrooms** on this level a rear aspect double bedroom and a front aspect single with feature fireplace, between these bedrooms are stairs to the 2nd floor.

Sharing a modern Jack and Jill **shower room** (with heated mirror and underfloor heating) are a **vaulted double bedroom** with the best elevated views of the property. There is then a large **L-shaped bedroom**; ideal for a teenager, with space for bed and lounge furniture, where they can create a snug/gaming or study area. Alternatively the whole of this top floor could be used as stand alone accommodation for guests or staff.

Within the grounds are a **detached garden office**; ideal to work from home.

Finally the house is well positioned for easy access down to Haslemere for town facilities and mainline train station, or up the hill to Hindhead/Grayshott and access to the A3.



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OUTSIDE AND FURTHER INFORMATION

The gardens are another stand out feature of this home, predominantly laid to wide lawned terraces with a woodland backdrop; plenty of space to relax, allow children to play or cultivate further plants and shrubs, there are already some lovely Camelia's with both a traditional and Pink magnolia providing vibrant Spring displays. A detached garden studio/cabin sits close to the house providing an ideal home office, hobby/craft room or gym. Discreetly placed behind this are a log store, potting shed and raised vegetable beds.

Adjoining Longdown Cottage's plot is Poppy Cottage; both are on separate titles with private and separate driveway approaches from the main road. Poppy Cottage would also be available by separate negotiation. It is a two bedroom detached cottage of approx. 661 square feet. Collectively they sit on 0.6 acres.

Tenure: Freehold

EPC Rating: B

Council Tax Band: H (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators. Additional benefit of solar panels. Private drainage.

Broadband and Mobile services: Visit checker.ofcom.org.uk





LOCATION

Situated betwixt Haslemere and Hindhead, nestled amongst similar prestigious houses and sitting on the doorstep of acres of National Trust heathland and surrounding woodland.

Hindhead is a small historic village, with a cluster of shops and cafe's, situated between the larger towns of Farnham and Haslemere, both of which offer good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports.

Hindhead benefits from many acres of protected countryside; The Devil's Punchbowl (being one) is a designated area of outstanding natural beauty. A selection of shops and services, including local primary schools and pre-schools can be found in Beacon Hill, Grayshott or Weyhill. Bohunt and Woolmer Hill are both excellent state schools in close proximity. There is an exceptional choice of schools in the area, including St Edmund's and Amesbury at Hindhead, as well as St Ives in Haaslemere, Brookham and Highfield in Liphook and Frensham Heights in Frensham. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Bedales and Cranleigh School slightly further afield.

Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. Further sporting facilities include racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester Harbour.

The centre of Guildford is 15 miles away, with an excellent range of leisure, sports, entertainment and dining facilities as well as Guildford Cathedral.



Poppy Cottage - Available to purchase via separate negotiations
Poppy Cottage sits on the adjoining plot

Hindhead Road, Hindhead, GU26

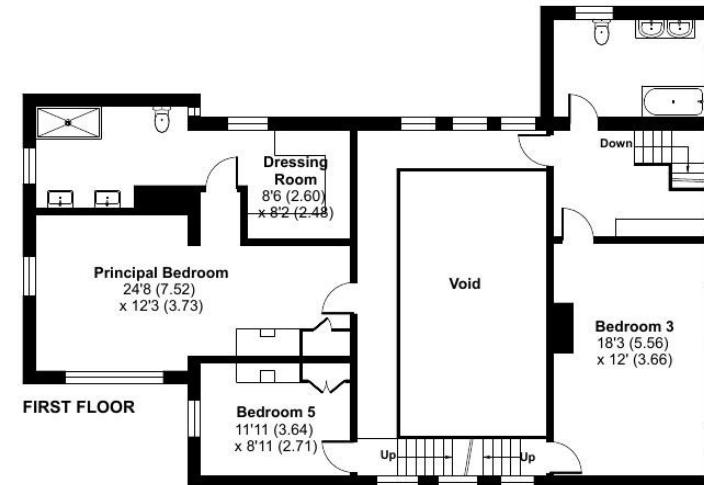
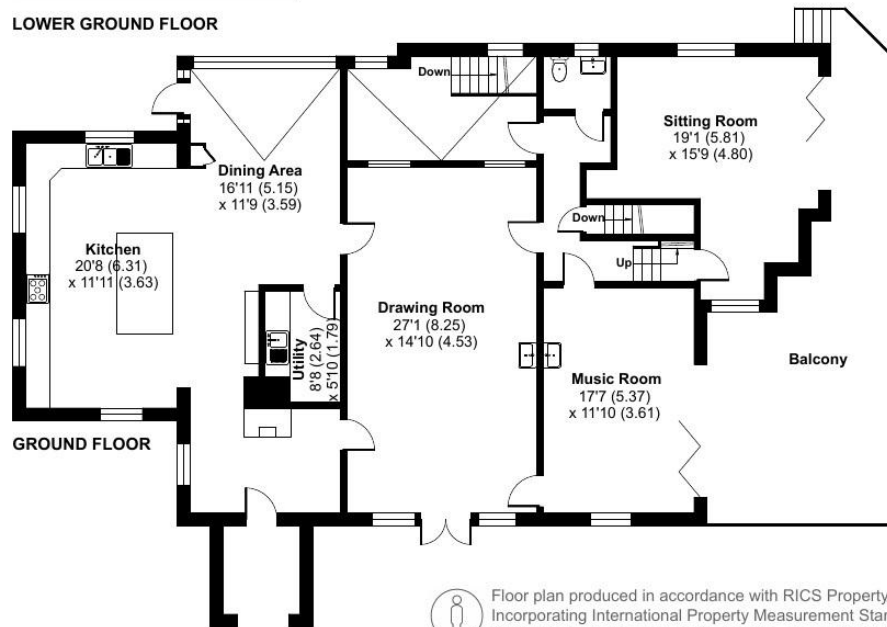
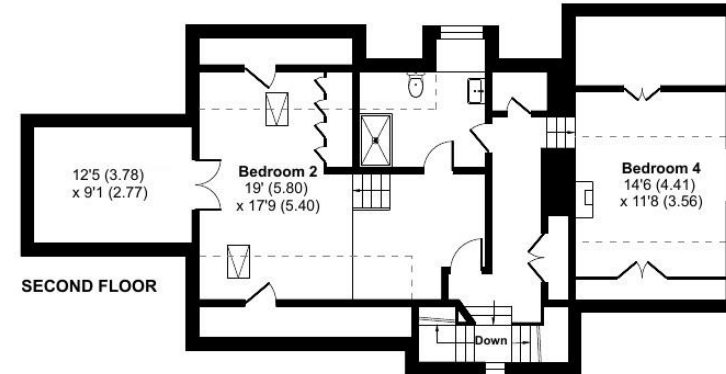
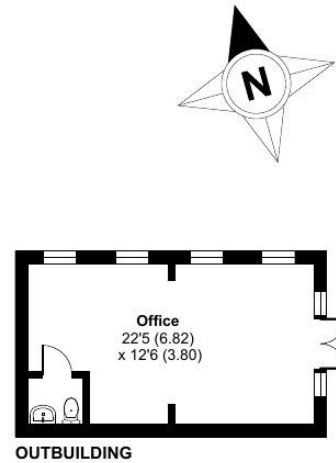
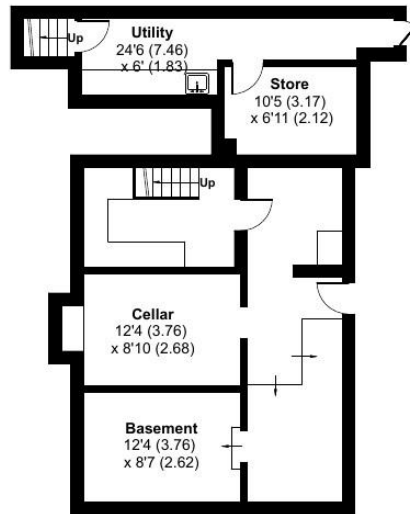
Approximate Area = 4479 sq ft / 416.1 sq m (Excludes Void)

Limited Use Area(s) = 362 sq ft / 33.6 sq m

Outbuilding = 281 sq ft / 26.1 sq m

Total = 5122 sq ft / 475.8 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). © nêchecom 2026. Produced for Seymours Estate Agents. REF: 1429576.





Seymours
PRESTIGE HOMES

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