

2 MILLER AVENUE

GRAYSHOTT • HINDHEAD

2 Miller Avenue, Grayshott, Hampshire, GU26 6FY

Superb four bedroom detached family house in the highly regarded Applegarth Vale, overlooking open land to the front. Driveway parking, garage and enclosed level rear garden. Offered with no onward chain.

Miller Avenue is a no through road of substantial detached homes. The house sits overlooking a large open space (SANG) within this lovely spacious development built in 2019 by the highly regarded developer CALA Homes, and has carefully maintained and improved since. A beautiful home ready for the next family to move into and benefit from the balance of a 10 year NHBC warranty.

To the front of the house is driveway parking for a couple of cars leading to an attached garage (with power and light). Further visitor parking can be found throughout the development.

The front door opens into a spacious entrance hall with WC, coat cupboard and stairs to the 1st floor.

A dual aspect kitchen/dining room runs the full depth of the house with patio doors onto the garden and access to a utility room to the side. The kitchen is fitted with a stylish range of white drawer and cupboard storage complemented by integrate Bosch dishwasher, fridge freezer, and combination oven plus gas 5 ring hob and added Harvey Arc water softener/filter. Overlooking the garden is space for a nice sized dining table.

Also overlooking the garden(and with patio doors opening onto it) is the living room, this has been enhanced by a bespoke media wall featuring a fitted Samsung tv and plenty of storage. The final reception room is a front aspect study/play room with bay window overlooking the green open space within the development. A Samsung air conditioning unit is fitted to the wall which is also a benefit enjoyed in several of the bedrooms.

To the first floor are four good sized bedrooms; three with built in wardrobes, with the master benefitting from an en suite shower room. Completing the accommodation is a contemporary family bathroom.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The rear garden has been transformed in just a few years from a blank new build canvas into a mature space in which to relax and entertain, with established shrubs and trees providing screening and privacy as well as a pleasant outlook. The garden is predominantly laid to lawn with a large patio area adjacent to the house and a charming summerhouse/pergola to the far end; an ideal spot to catch the afternoon and evening sun.

Tenure: Freehold **EPC Rating:** B **Council Tax Band:** F (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 and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Private Road: Service charge of £500 per annum for the upkeep and maintenance of the Applegarth development.













LOCATION

The Applegarth development is carefully laid out, with lots of natural spaces throughout. To the back of the development are pathways into The Golden Valley (National Trust), whilst to the front is a wildlife meadow area with run off pond; a designated SANG (site protected for it's valuable ecology). There is also a child's play area. Within a moment's walk is Applegarth farm shop and restaurant, whilst over the road access can be found onto Ludshott Common and Waggoners Wells (National Trust).

Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club.

The village school incorporates both infants and juniors. PK preschool is adjacent to it and excellent secondary school provision is close by at Woolmer Hill and Bohunt. Regarding schooling, there is an exceptional choice of private schools in the area, please ask for further details.

The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

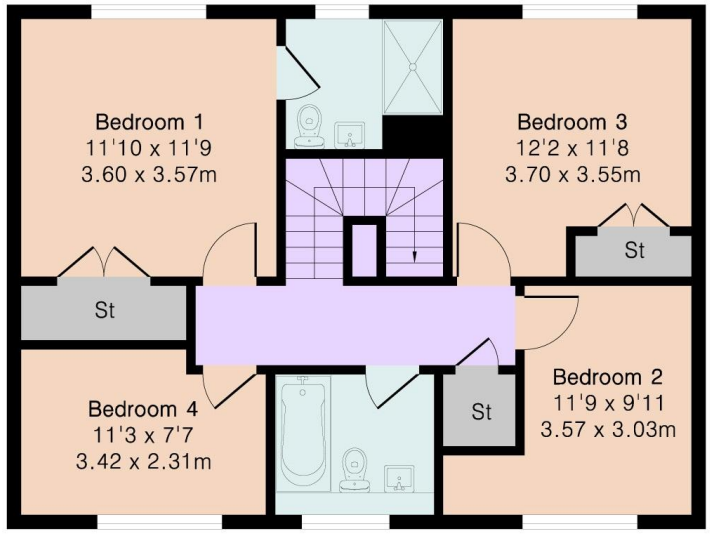
Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. Further sporting facilities include racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester Harbour.

Approximate Gross Internal Area 1407 sq ft - 131 sq m
(Excluding Garage)

Ground Floor Area 708 sq ft – 66 sq m
First Floor Area 699 sq ft – 65 sq m
Garage Area 202 sq ft – 19 sq m



Ground Floor



First Floor

Seymours

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Property Ombudsman

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