

RIDGE HOUSE

GRAYSHOTT • HINDHEAD

Ridge House, Hill Road, Grayshott, GU26 6HL

A deceptively spacious detached house with accommodation arranged over three floors (2,467 sq ft plus garaging) which offers elevated south facing woodland views to the rear.

Ridge House is found in a tucked away position at the end of an unmade lane. It is an incredibly quiet position, which unbelievably is only a few minutes walk from both the centre of the village and National Trust woodlands.

Driveway parking leads to a detached garage, with steps leading across to the main entrance of the house. You enter the house on the top floor. There is a generous entrance hall with stairs leading down to lower levels.

On this top floor is a double aspect master bedroom with large en suite bathroom, three further bedrooms (two doubles with built in wardrobes) and a family bathroom.

Once on the middle floor you are into the heart of the living space. There is a double aspect kitchen breakfast room with the breakfast area bathed in sunlight from the southerly aspect. Adjacent to this is a utility room and access to a large study/family room (18'8 x 9'). The dining room is a generous space, with patio doors onto a south facing balcony overlooking the garden and woodlands. There is an additional bedroom and shower room on this floor.

A further set of stairs takes you down to the lower lever which is predominantly given over to an exceptionally spacious sitting room, to the end is a feature fireplace. Again this room is south facing with lots of natural light flooding in. There are patio doors opening onto a covered loggia and paved terrace, ideal for summer entertaining.

There are two further reception rooms, one making an ideal study or spare bedroom whilst the other offers a deep storage room.

The house has been a well loved family home for over thirty years, and thus there are areas which could be modernised or altered if desired, but the accommodation on offer is superb, a rare find in Grayshott.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk

















OUTSIDE AND FURTHER INFORMATION

Situated in grounds just shy of a quarter of an acre with views onto woodland from both the balcony, terrace and garden. The rear garden is predominantly laid to lawn with a large feature pond (pump and waterfall fed) beyond the large paved terrace. These are south facing and enjoy a sunny aspect all year round and the greenhouse is sighted to take advantage of this. The 2nd half of the garden falls away into a lightly wooded area with sleeper steps leading down to lower levels. An outbuilding/shed can be found at the very bottom along with a gate onto Stoney Bottom. Further storage areas can be found adjacent to the paved terrace.

Tenure: Freehold **EPC RATING: D** **Council Tax Band** G (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.









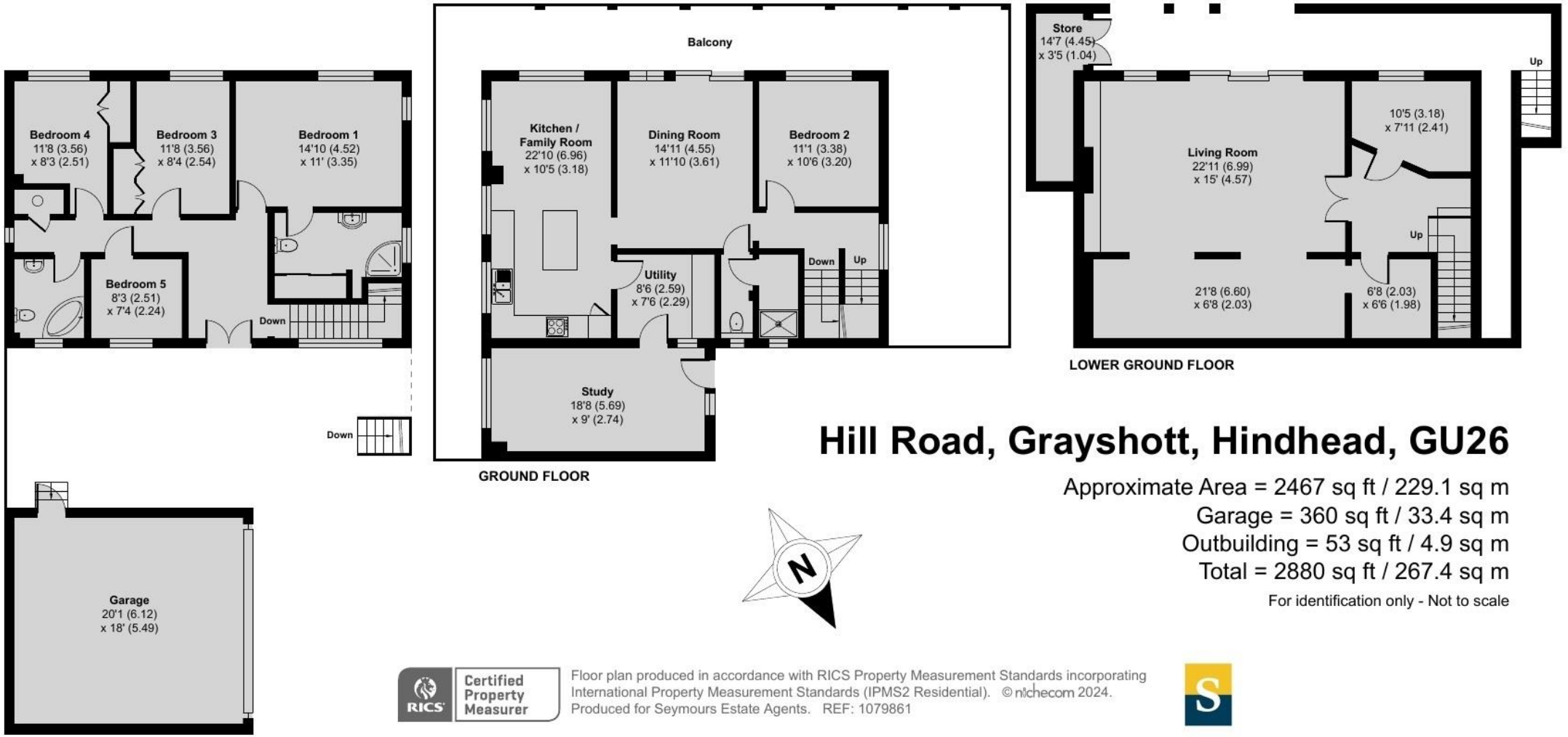




LOCATION

Hill Road is a tucked away unmade road offering an incredibly peaceful spot in the village, yet being only a few minutes' walk of the shops and services on offer. Additionally walks onto National Trust land can be easily reached from the bottom of the garden, with a gate taking you onto Stoney Bottom which leads onto Waggoners Wells.

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, whilst there are a large number of private schools and preschools. 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.



Hill Road, Grayshott, Hindhead, GU26

Approximate Area = 2467 sq ft / 229.1 sq m
Garage = 360 sq ft / 33.4 sq m
Outbuilding = 53 sq ft / 4.9 sq m
Total = 2880 sq ft / 267.4 sq m
For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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Aberdeen House, Headley Road, Grayshott, GU26 6LD
01428 771155
sales@seymours-grayshott.co.uk
www.seymours-estates.co.uk





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