

11 FORESTDALE

HINDHEAD • SURREY

11 Forestdale, Hindhead, Surrey, GU26 6TA

A modern detached home in a quiet cul de sac position that has been completely refurbished and reconfigured in the last five years to provide 3,279 sq ft of accommodation including 6 bedrooms and 6 bath/shower rooms ! Well positioned for Grayshott village amenities.

Situated at the end of a quiet cul de sac is this superb detached home, offering "ready to move into" accommodation within level gardens.

To the far left hand side is a sizeable driveway offering parking for some 4-6 cars. A paved pathway opens into a wide terrace by the front door; with an attractive Oak framed entrance porch sitting above a modern UPVc front door.

The front door opens into an entrance hall with shower room to one side, sitting room to the other, and stairs to a self contained bedroom suite on the first floor, comprising a large double bedroom with en suite bathroom, dressing room or study area and direct access to a large loft area. A great guest suite, au pair or live in help accommodation. The remainder of the accommodation is arranged on the ground floor.

Moving back to the aforementioned sitting room; this is a spacious dual aspect reception space with patio doors onto the garden, great for relaxing or entertaining, but the real heart of the home, where most day to day living will take place is a superb L -shaped kitchen/dining/family room. Again benefitting from a bright and sunny double aspect, running the full depth of the property this room extends to 33'11 x 25'4. There is plenty of space for dining furniture and well as a lounge area, and has access onto the rear garden. The kitchen offers everything an aspiring chef, or busy family may need! Fitted with an extensive range of storage, with cupboards, deep drawers and a walk in pantry. Of note is the extensive central island which extends into a breakfast bar, but there are also several feature items such as double sink with hot water tap, and integrated appliances including 2 electric ovens, microwave, gas hob, dishwasher, fridge freezer and bin store.

A door from this room takes you to an inner hallway and predominantly the bedroom accommodation although it does access a generous utility room.

The master suite sits at the far end of the hall, and is a generous double bedroom with dressing room and en suite shower room featuring twin sinks (with concealed shaving points with the vanity cupboards below) and a walk in shower. There is also a guest double bedroom with en suite shower room. Two further double bedrooms and a 6th single bedroom/study complete the bedroom accommodation. These are serviced by both a modern family bathroom and a separate shower room providing choice and flexibility.

The accommodation is exceptional both in it's size and versatility and attention to detail. Viewing is highly recommended to appreciate all this unique home has to offer.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The gardens are level and wrap around the property; to the front is an established hedge with two formal brick raised flower beds. A gate next to the front door opens up to a wide side garden, predominantly laid to lawn with mature floral borders and a number of fruit trees (including plum, apple, crab apple and quince), this lawn wraps around the rear in a continuation of lawn and flower beds. A set of formal raised vegetable beds plus ornamental pond then lead onto a fine Indian sandstone paved terrace, providing the idea spot for dining and entertaining. To the end of the garden are a set of external stair leading to an additional loft storage area.

Tenure: Freehold **EPC Rating:** C **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. Hive heating system in place. **Broadband and Mobile services:** Visit checker.ofcom.org.uk













LOCATION

One of only 14 properties in a small quiet cul de sac, all enjoying spacious plots. Situated on the cusp on Hindhead and Grayshott, within walking distance of Grayshott's wide range of shops and services.

Situated on the cusp of Hindhead and Grayshott, enjoying the best of both villages. Grayshott offers a wealth of individual shops and services which include a Post Office, several different restaurants, cafes and takeaways, two small supermarkets, traditional butcher, greengrocer, ironmonger, chemist, doctors, dentists, opticians, hair salons, and boutiques. A sports field with pavilion and tennis club. The village school incorporates both infants and juniors, with PK preschool on the adjoining site, whilst there are a large number of private schools.

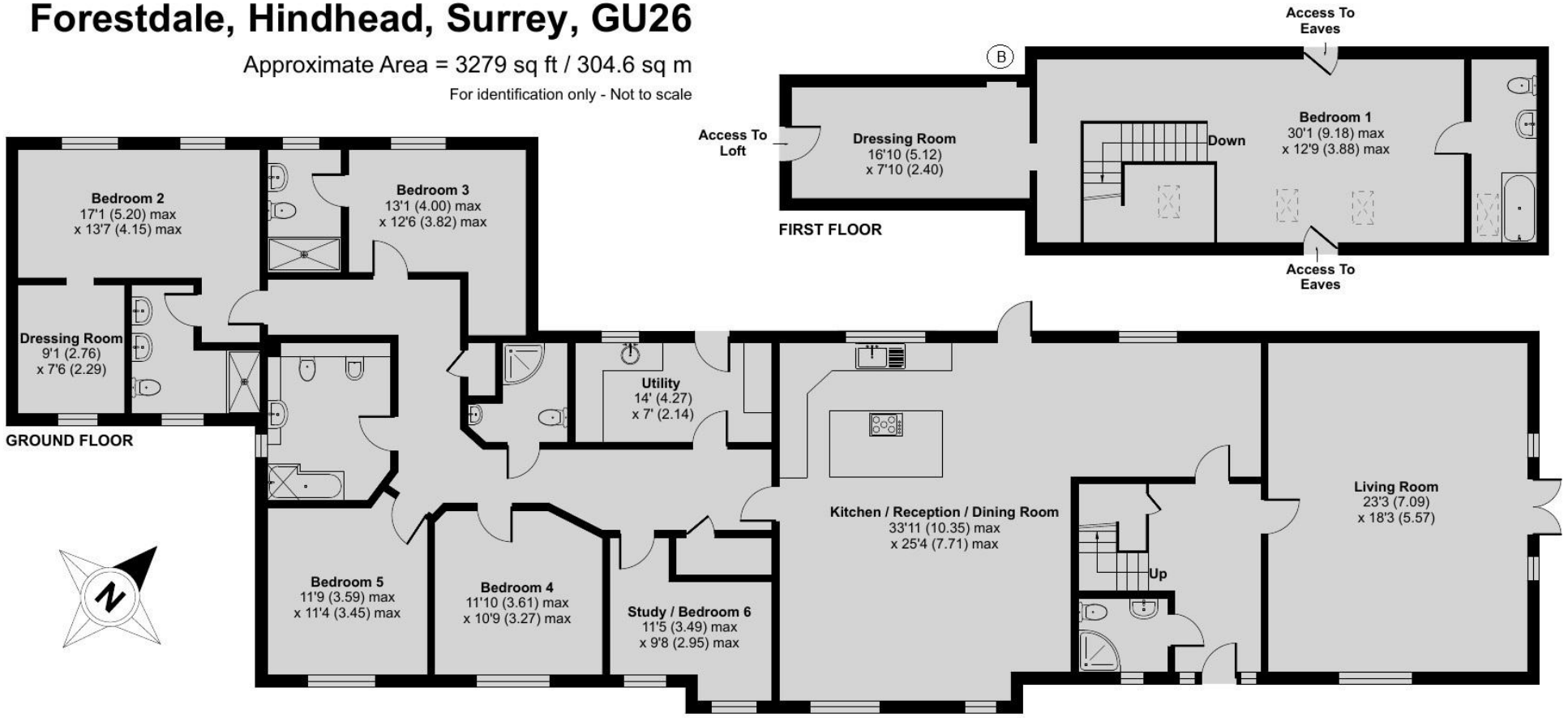
Hindhead has a smaller selection of shops, including a post office and fuel station forecourt, but is situated within a wealth of Nation Trust heath and woodland including The Devils Punchbowl, The Golden Valley and Hindhead Common. The larger towns of Haslemere, Guildford and Farnham offering high street shopping and main line rail connections to London. Access to the A3 is easy offering 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.

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Approximate Area = 3279 sq ft / 304.6 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). ©nichecom 2025. Produced for Seymours Estate Agents. REF: 1328474

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