

LITTLEJOHN

HINDHEAD • SURREY

Littlejohn, Tower Road, Hindhead, Surrey, GU26 6SU

Charming Victorian semi-detached house which retains much of its character whilst having been skilfully and sympathetically extended and modernised, offering incredibly versatile ground floor accommodation in addition to a log cabin. Driveway parking, garage, enclosed garden, close proximity to National Trust woodland and easy access to the A3 provide additional benefits.

Built around 1851, at a time when notable figures including Sir Arthur Conan Doyle and George Bernard Shaw were establishing homes in what became affectionately known as "Little Switzerland". Drawn by the area's invigorating air, spectacular scenery and timeless appeal. The Devils Punchbowl (now National Trust run) still retains these features and is within an easy walk of the house.

A fantastic home that has retained a number of it's historical features whilst having adapted to suit modern living and the charming home presented today.

To the front of the house the front door opens into a welcoming entrance hall with stairs to the first floor. A dual aspect sitting room first greets you, a great space with a wood burning stove in situ; ideal for a winter movie evening. This then leads into an open multi-purpose area currently used as a study, but would make an ideal reading nook, play area or music room. Through a wide opening you approach a second lounge area, a bright and sunny room offering a quiet spot in which to relax, read a book, listen to music or for those inclined game. The current owners have a sofa bed in situ providing a bonus guest bedroom when needed.

To the rear of the house is a well equipped kitchen/dining room with plenty of drawer and cupboard storage with wood worktops offering preparation space, built in features include a microwave, 6 ring gas range cooker, dishwasher, fridge, waste disposal within the sink and concealed bin store. This is open plan to a modern family room extension with large roof lanterns and bi-folding doors onto the garden. The central hub of the home, where the family can relax, play, and watch TV, but also to host and entertain, formal dinners, casual suppers and vibrant parties can all make the most of this versatile space. The bi-folding doors open onto a patio area offering a seamless extension for summer living whilst underfloor heating creates an ambient environment in the cooler months. From the kitchen there is access to a utility room and cloakroom, practical convenience discreetly positioned.

To the first floor are three bedrooms and family bathroom featuring both bath and separate shower. Of particular note is the principle bedroom which enjoys a dual aspect with three built in wardrobes, whilst bedroom 2 has a charming original iron fireplace and built in cupboard storage.

To the side of the house a 2nd porch/ lobby links the kitchen to the drive and garage (which benefits from an electric roller door, and a side door into the garden). Excellently positioned for bringing in shopping and for family access, preserving the front door for guest access.

Viewing highly recommended to appreciate the attention to detail and versatility of reception space offered.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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MAN CAVE
My Cave • My Rules




When we have
EACH OTHER
we have
EVERYTHING









OUTSIDE AND FURTHER INFORMATION

The rear garden has also been considerately planned and landscaped; a wide gravelled area sits adjacent to the house leading to a paved patio area and sleeper edged lawn. Established trees to the rear provide a mature backdrop offering both privacy and a rural feel. Within the garden is a superb log cabin, currently used as a games hub with pool table in situ, an ideal spot for the young members of the family and the young at heart! This would also make a great home office, gym or hobby room. The cabin has power and is fully insulated to allow usage all year round. The roof extends to provide a covered loggia over a block paved terrace, ideal shade in the summer and shelter from the elements when needed. A rockery style raised flower bed and ornamental pond complete the garden.

Tenure: Freehold **EPC Rating:** C **Council Tax Band:** E (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. Under floor heating to family room

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













LOCATION

Tower Road is characterised by generous plots nestled amongst similarly prestigious properties, on a historically important road that is home to a mixture of property styles and ages.

Hindhead is a small historic village, with a cluster of shops and cafe's, benefitting from many acres of protected countryside; The Devil's Punchbowl (being one) is a designated area of outstanding natural beauty and is within walking distance, as is Highcombe Edge, and The Golden Valley.

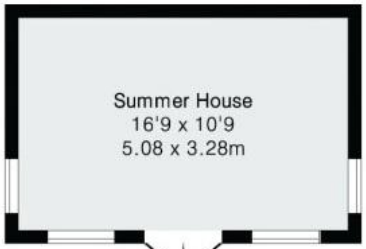
Within a short drive you can also enjoy Waggoners Wells, Ludshott Common and Hankley Common to name but a few. A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. The property is well-situated with several other excellent state and private schools nearby, including Grayshott Primary School, Liphook Infants and Juniors, Woolmer Hill and Bohunt Secondary Schools. Amesbury, St Edmunds, St Ives and Highfield and Brookham are close by with Seaford College, King Edwards, Priorsfield, Charterhouse, Barrow Hills and St Catherine's within an easy drive.

Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. Other sporting facilities include racing at Goodwood and Fontwell, Polo at Cowdray Park, and sailing on Frensham Ponds and from Chichester Harbour. In Farnham you also benefits from a David Lloyd Health Club and Hylands Padel & Pickleball Centre.

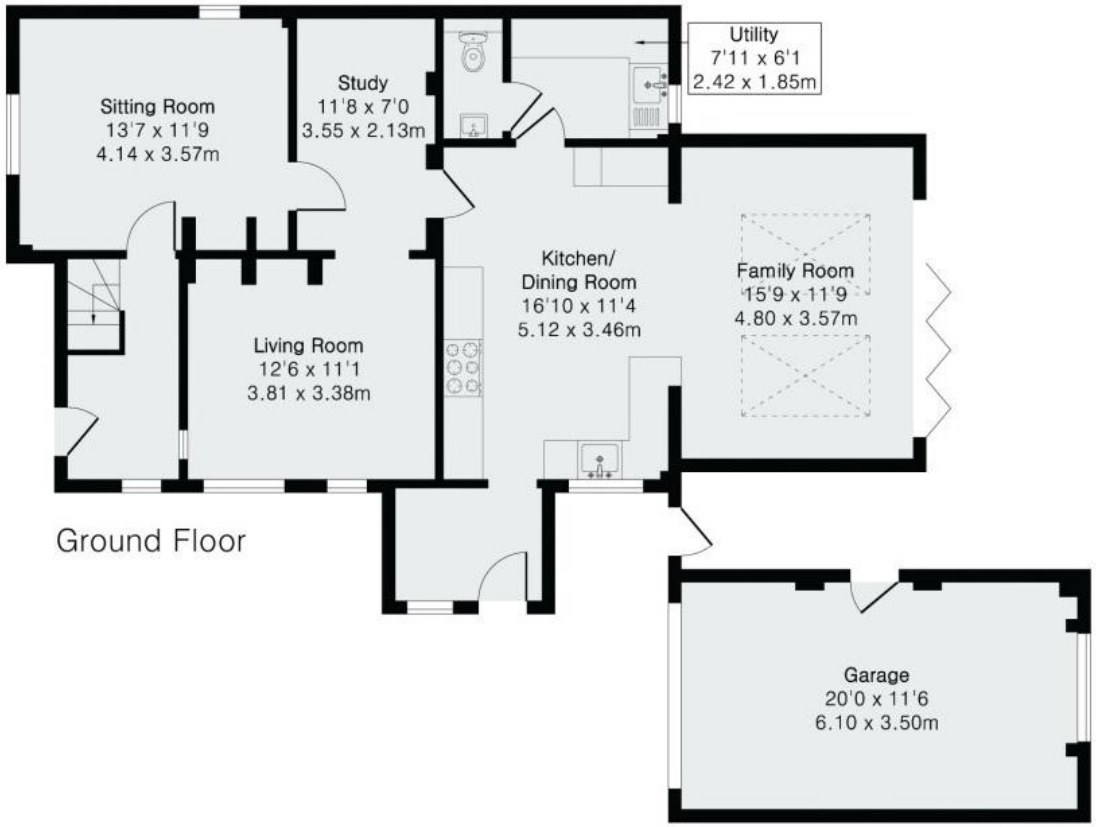
Further facilities are available in Liphook, Farnham and Haslemere offering a wide range of independent shops, cafes, restaurants and pubs in addition to supermarket's (Sainsburys, Tesco's, Waitrose and Marks and Spencer's food hall) and high street shopping. They also offer railway stations with services into London in less than an hour. The village of Grayshott offers a surprisingly wide range of shops and services and is slightly closer.

The A3, within a few minutes drive, offers excellent commuter links to London and the South Coast. Gatwick, Heathrow and Southampton airports are all within an hour.

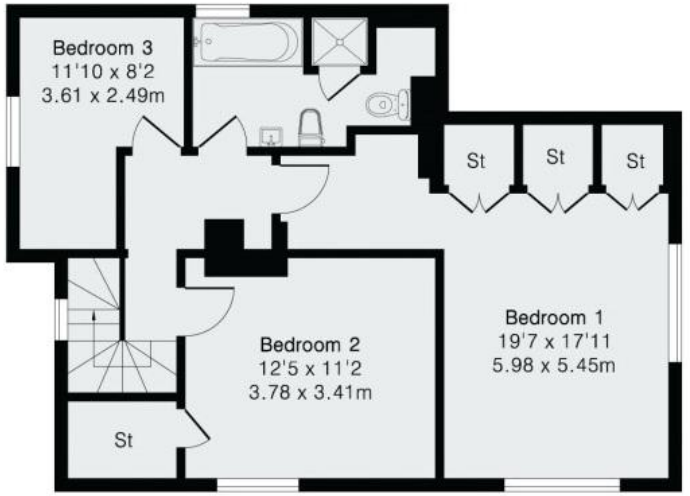
Approximate Gross Internal Area 1648 sq ft - 153 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 976 sq ft – 91 sq m
First Floor Area 672 sq ft – 62 sq m
Garage Area 230 sq ft – 21 sq m
Outbuilding Area 179 sq ft – 17 sq m



Outbuilding



Ground Floor



First Floor

PINKPLAN

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.

Seymours



Seymours

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