



12 TUDOR CLOSE

GRAYSHOTT • HINDHEAD

12 Tudor Close, Grayshott, Hampshire, GU26 6HP

Detached four bedroom home in a highly desired end of cul de sac position with large driveway and double garage to the front, plus level enclosed gardens to the rear.

Occupying a superb corner position at the end of a quiet cul-de-sac, this substantial four-bedroom detached home offers 2,331 sq ft of exceptionally versatile accommodation, in addition to an attached double garage. Significantly extended and improved by the current owners, the house is ideally suited to modern family life, with a wonderfully flexible collection of ground-floor rooms that could also be adapted to create a self-contained annexe if desired.

Tudor Close is a highly sought-after residential setting, combining peace and privacy with convenient access to Grayshott village centre, local schools, beautiful woodland walks and the A3. The current owners have enlarged the driveway to provide generous parking for a number of vehicles, leading to the double garage, which was added in 2013 and features a remote-controlled electric roller door. Provision was made at the time to allow for a possible extension above, subject to the necessary planning permissions.

The front door opens into a fully glazed entrance porch, creating an exceptionally light and welcoming introduction to the house. Wood flooring continues into the hallway, where there is a cloakroom and stairs rising to the first floor.

Of immediate note is the impressive dual-aspect sitting room, extending to 25'9 and enjoying both morning and afternoon sunshine. Patio doors open directly onto the garden, while a wide opening connects the room to the contemporary kitchen, allowing the principal living spaces to flow naturally into one another.

Extending across the rear of the house, the kitchen is fitted with an excellent range of cabinetry and work surfaces, together with an integrated five-ring gas hob, oven and dishwasher, while space is available for an American-style fridge/freezer. The kitchen opens in turn into a superb dining room extension, where a triple aspect, patio doors and two large Korniche roof lanterns create a wonderfully bright setting for everyday meals and larger gatherings or celebrations. The connection between the sitting room, kitchen, dining room and garden gives this part of the house a particularly sociable feel.

On the opposite side of the hallway is an excellent collection of additional reception rooms comprising a snug, family room and study. Together, these provide considerable versatility for home working, hobbies, playrooms or more formal entertaining, adapting easily as the needs of a family change. A utility room links the study with the dining room and, when combined with the adjoining reception rooms, offers clear potential to form part of a self-contained annexe, subject to any necessary consents and alterations.

The generous proportions continue upstairs, where there are four well-sized double bedrooms and a family bathroom. The principal bedroom benefits from its own en suite shower room, while bedroom two has a full bank of fitted wardrobes. Bedroom three provides extensive access to generous eaves storage and bedroom four enjoys pleasant views across the garden.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

Outside, the level rear garden offers a private setting framed by a mature woodland backdrop. Predominantly laid to lawn, it includes patio areas and a useful garden shed. It is an enjoyable and practical space as it stands, with plenty of further opportunity for an enthusiastic gardener to introduce additional planting and landscaping. Having been a much-loved family home for two decades, 12 Tudor Close has provided the current owners with the space and flexibility in which to raise their family. Its generous proportions, adaptable layout and peaceful yet convenient position now offer the perfect opportunity for a new generation to make it their own.

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.

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





LOCATION

Tudor Close is a quiet cul de sac of handsome detached houses adjacent to Kingswood Firs, on the fringe of Grayshott Village, in generous plots well designed for offering a high degree of privacy from neighbours. Within walking distance is access onto National Trust land which extends onto Waggoners Wells, Ludshott Common and Bramshott Common, whilst within a few moments drive you can be on the A3, offering access to London and the South Coast, links to both Gatwick and Heathrow can be made within the hour.

Grayshott is an award winning village situated on the Surrey/Hampshire border, 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 & tennis club. Grayshott Primary school incorporates both infants & juniors; with PK pre-school adjoining, both are highly regarded. Bohunt, Woolmer Hill and Weydon, are all excellent state secondary schools in close proximity. Regarding schooling, there is an exceptional choice of private schools in the area, including St Edmund's, Amesbury at Hindhead as well as Highfield and Brookham 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.

The larger towns of Haslemere & Farnham are within 5 miles & 10 miles respectively, offering high street shopping & main line rail connections to London in less than an hour.

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.

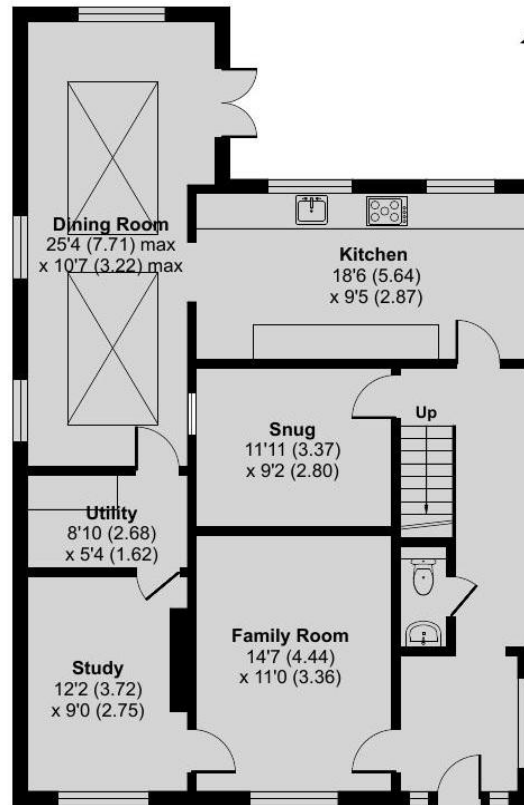
Tudor Close, Grayshott, Hindhead, GU26

Approximate Area = 2331 sq ft / 216.5 sq m

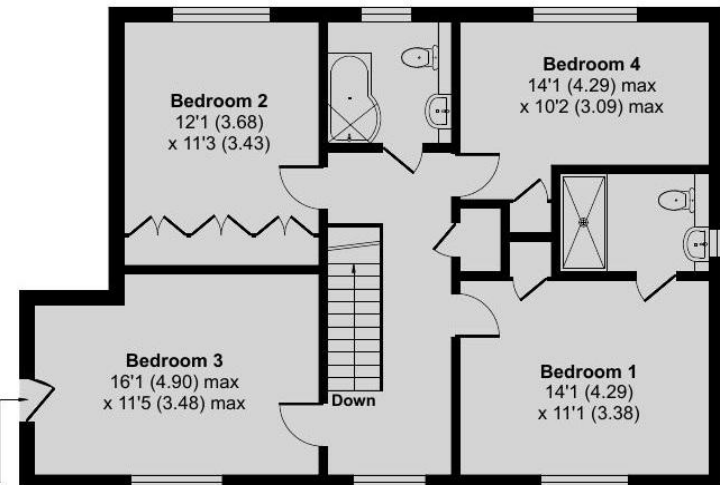
Garage = 368 sq ft / 34.1 sq m

Total = 2699 sq ft / 250.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Seymours Estate Agents. REF: 1512890



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