



WREN COTTAGE

HINDHEAD • SURREY

Wren Cottage, High Pitfold, Hindhead, Surrey, GU26 6BN

Tucked away rural idyll; a four bedroom home with attached one bedroom annex. Extensive driveway parking in addition to level gardens with wonderful views.

Built in 1955, this wonderful property has been home to only two owners in 70 years; testament to what a fantastic family home it is.

Currently arranged as a four bedroom house and an attached 1 bedroom annex there is scope to bring it all into one spacious and flexible home.

Enjoying a tucked away position on a quiet semi-rural road with fields beyond the rear garden. To the front of the property is an extensive block paved driveway offering parking for multiple vehicles in addition to a large storage shed.

To one side is the annex, accessed from a discreet door around the side into a large open plan kitchen/living room; a spacious room for day to day living with patio doors opening onto a private decked courtyard garden. At the opposite end is a shower room and double bedroom.

The main front door to the principle dwelling sits centrally and opens into a welcoming entrance hall (original

parquet flooring is retained beneath the current carpets).

To one side is an open plan dining room/sitting room with parquet flooring throughout. The sitting room benefits from a triple aspect with patio doors onto a southeast facing patio and the garden beyond. A central wood burning stove provides both warmth and a focal point.

To the other is a fitted kitchen (with integrated oven, grill and hob) which opens into a spacious double aspect breakfast room with patio doors onto another patio area and the garden beyond.

To the rear of the property are three bedrooms (two doubles with built in storage plus a third currently used as a study) and a family bathroom with both bath and separate shower

Stairs from the hall lead up to a first floor master suite. A double bedroom with a large window overlooking garden and fields beyond with built in wardrobes and a shower room.



Annex kitchen/living room

ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk





OUTSIDE AND FURTHER INFORMATION

The gardens are generous and level with a delightful rural view beyond; over fields belonging to the adjoining farm. There are three patio areas, adjacent to the sitting room, next to the kitchen and another at the end of the garden offering a range of dining and entertaining options. Adjacent to the larger rear patio is an area laid with AstroTurf, ideal for a clean low maintenance children's play area. The remainder is predominantly laid to lawn with mature trees and shrubs interspersed. Adjacent to the annex is an enclosed courtyard style garden with a decked patio area. There are several outbuildings including a greenhouse, large shed/workshop with electrics and a further traditional shed for storage.

Tenure: Freehold

EPC Rating: C

Council Tax Band: F (for main house) and A (for the annex) (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 private drainage (septic tank).

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

Private Drive: Shared maintenance with neighbours.





LOCATION

High Pitfold is a semi rural lane of substantial and prestigious houses in generous plots. Situated on the Surrey/Hampshire border close to Hindhead, Grayshott and Bramshott villages and extensive areas of open National Trust heath/wood land including the Devil's Punchbowl and Bramshott Common (formerly part of the Royal Forest of Woolmer).

Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having good high street shopping and main line rail connections to London.

Grayshott is a thriving village 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; including Amesbury within walking distance of Wren Cottage.

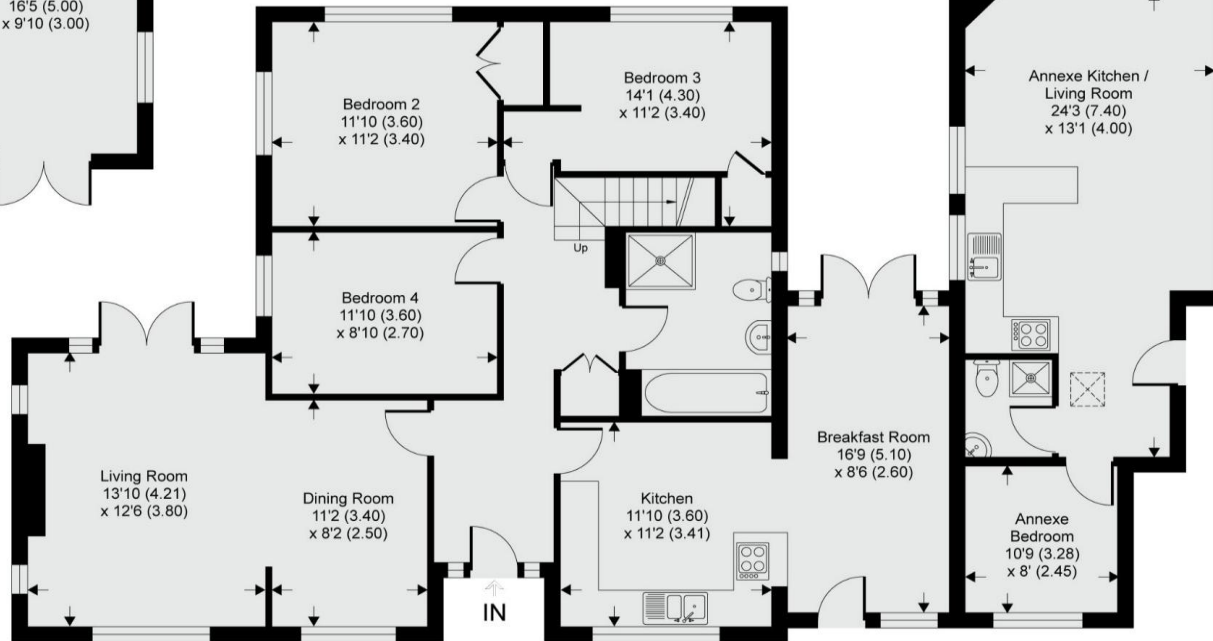
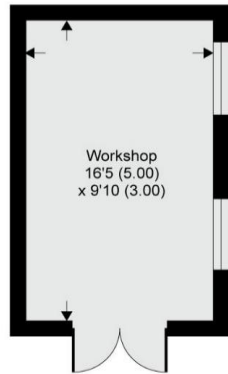
Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports.

Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle.

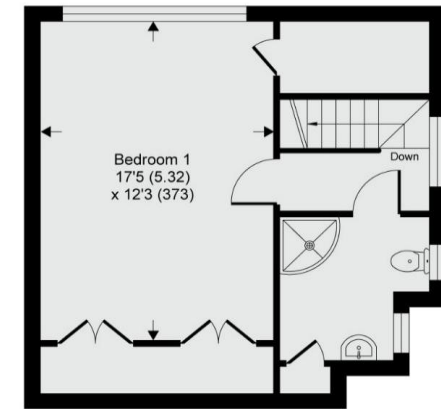


Wren Cottage, GU26

Approximate Gross Internal Area = 182.7 sq m / 1967 sq ft
 Approximate Outbuilding Internal Area = 14.9 sq m / 161 sq ft
 Approximate Total Internal Area = 197.6 sq m / 2128 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours





Seymours



Aberdeen House, Headley Road, Grayshott, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk

www.seymours-estates.co.uk



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