

CHELSTON

GRAYSHOTT • HINDHEAD

CHELSTON, WHITMORE VALE ROAD, GRAYSHOTT, GU26 6LU

A fantastic opportunity for a village centre, 4-bedroom semi-detached character home with large garden and off-road parking. Vacant with no onward chain.

- Built in the early 1930's, this skillfully extended property provides a wonderful family home within walking distance of a popular school and local amenities including shops, restaurants, a pub, doctors' surgery and pharmacy
- Off the bright hallway with oak doors is a fully tiled downstairs shower room, and 2 large storage cupboards
- Newly carpeted throughout is a living room with bay window and feature open fireplace
- An archway leads through to the dining room with impressive, fitted bookcases and storage, plus log burner fireplace
- Wooden internal bi-fold doors lead to a large bright part-plastered conservatory overlooking the garden and with doors opening onto a patio area
- A spacious kitchen/breakfast room offers a good range of drawer and both low and high cupboard storage with space for American fridge freezer and further white goods. Patio doors lead onto a large garden with block paved area and pathway leading to decking area at the rear of garden with wooden outbuilding and sheds
- Upstairs, the master double bedroom benefits from plenty of fitted wardrobes and a charming bay window
- At the rear of the property are two double bedrooms overlooking the garden; one with fitted wardrobes and the other with a beautiful vaulted ceiling.
- Another single bedroom is at the front of the property, which could also serve as a great study
- The main upstairs bathroom is part tiled and has a bath with handheld shower and bidet



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

A gated gravel driveway for 2 cars leads to this attractive part tile hung semi detached cottage with painted gable and an oak front door.
Side access leads to a block paved patio with gravel area. The garden is predominantly laid to lawn with mature trees and shrubs. Through a pretty arbour with pleached trees, is a decking area and wooden outbuilding with electrics. Beyond this are two storage sheds.

Tenure: Freehold **EPC Rating: D** **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. **Broadband and Mobile services:** Visit checker.ofcom.org.uk













LOCATION

Situated at the top of Whitmore Vale Road, in amidst a collection of character semi's within walking distance of village amenities.

Within a few minutes walk are Grayshott Primary School, PK preschool, Grayshott Pottery and the village sports field, as well as being on the doorstep of National Trust woodlands, excellent for family life. Regarding schooling, there is an exceptional choice of private schools in the area in addition to the village school, including St Edmund's, Amesbury at Hindhead as well as Brookham and Highfield in Liphook and Frensham Heights in Frensham.

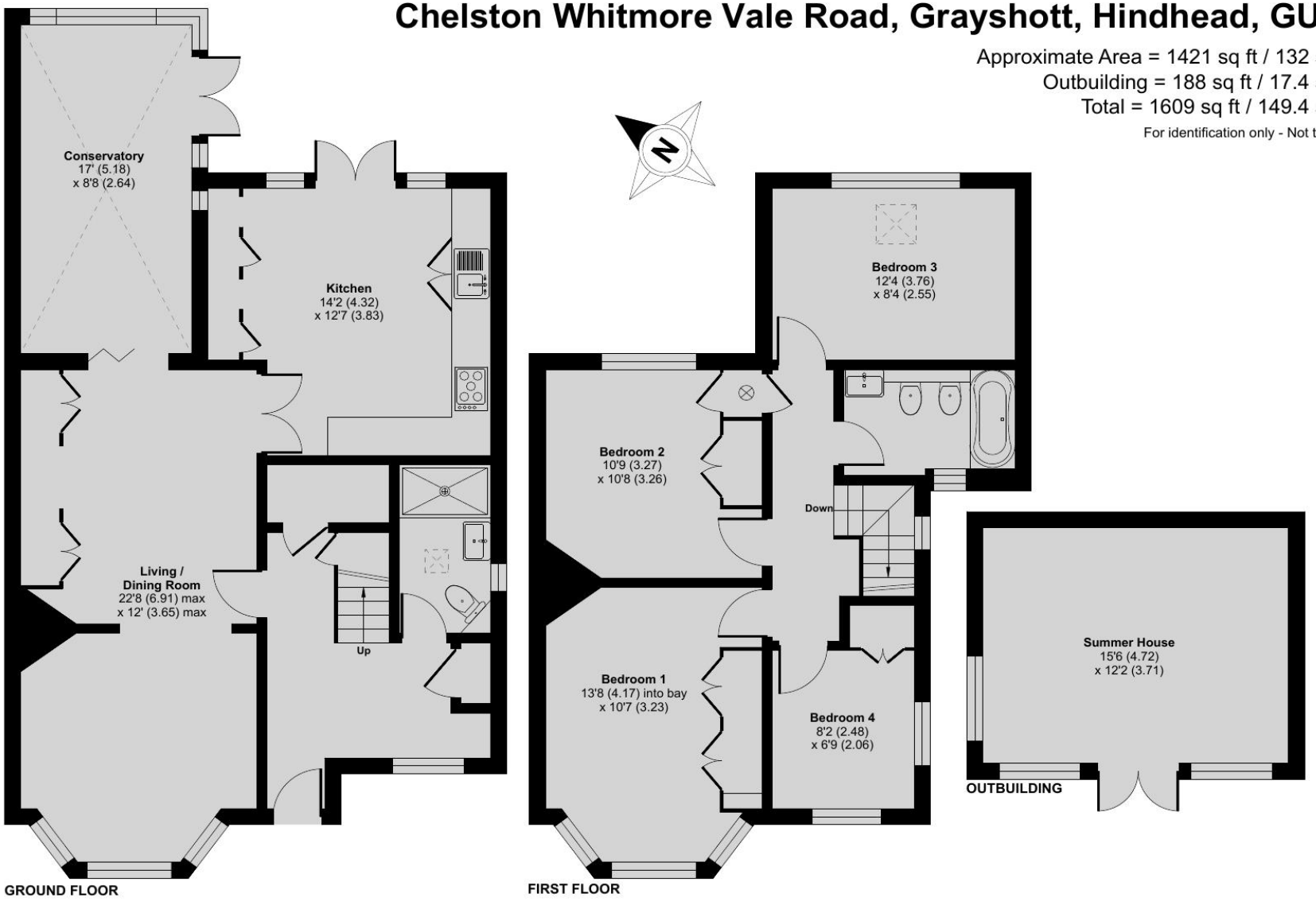
Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club.

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.

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 = 1421 sq ft / 132 sq m
Outbuilding = 188 sq ft / 17.4 sq m
Total = 1609 sq ft / 149.4 sq m
For identification only - Not to scale



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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: 1321428

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