



7 THE KING'S PEACE

CROSSWAYS ROAD • GRAYSHOTT

7 THE KINGS PEACE, CROSSWAYS ROAD, GRAYSHOTT, GU26 6HS

*A beautifully maintained spacious 4 bedroom first floor
maisonette, in the heart of Grayshott town centre.
Offered with no onward chain.*

Located in the village of Grayshott, this modern first-floor maisonette offers a charming and inviting living space. Boasting four spacious bedrooms, this property is perfect for both couples or families looking for a peaceful and convenient lifestyle. The maisonette is well-maintained and bright, creating a clean and modern ambiance throughout. Residents can enjoy the quiet and secluded surroundings, making it an ideal retreat from the hustle and bustle but within walking distance of fantastic amenities including a doctors surgery, pharmacy, pub, restaurants, schools and shops.

- The property features allocated parking for two vehicles and plenty of visitors parking ensuring hassle-free access for residents and guests
- Upon private entrance at ground floor level is a staircase with stair lift
- Off the hallway is an impressive modern fitted kitchen with high quality Bosch appliances including double oven/microwave, fridge, freezer, extractor fan, dishwasher, and integrated washing machine. There is also a Smeg induction hob, a freestanding tumble dryer, and a radiator towel rail
- A dining room leads through a pretty archway onto a wonderfully bright and spacious living room with patio doors onto a small private balcony overlooking a garden
- The master bedroom has fitted wardrobes and also benefits from patio doors onto a small balcony. An modern ensuite bathroom has a walk-in bath with hand held showers
- Three further double bedrooms, two with fitted storage
- The main bathroom is fully tiled with a modern bath with shower over
- The hallway has two large loft hatches providing storage with lighting
- Balance of a 999 year lease (ends 24th June 2991)
- Service charge - payable twice a year - March & September. £550
- No ground rent payable.



KEY INFORMATION

Vacant with no onward chain

4 double bedrooms

Master has fitted wardrobes, ensuite and balcony

Allocated parking for 2 vehicles, plus visitor spaces

Modern fully tiled bathroom

Village centre

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, 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, with PK preschool adjacent to it and excellent secondary school provision close by at Woolmer Hill and Bohunt. Regarding schooling, there is an exceptional choice of private schools in the area, please ask for further information.

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.

Tenure: Leasehold

EPC Rating: B

Council Tax Band: F (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

7 The Kings Peace, Grayshott

Approximate Gross Internal Area = 116 sq m / 1249 sq ft

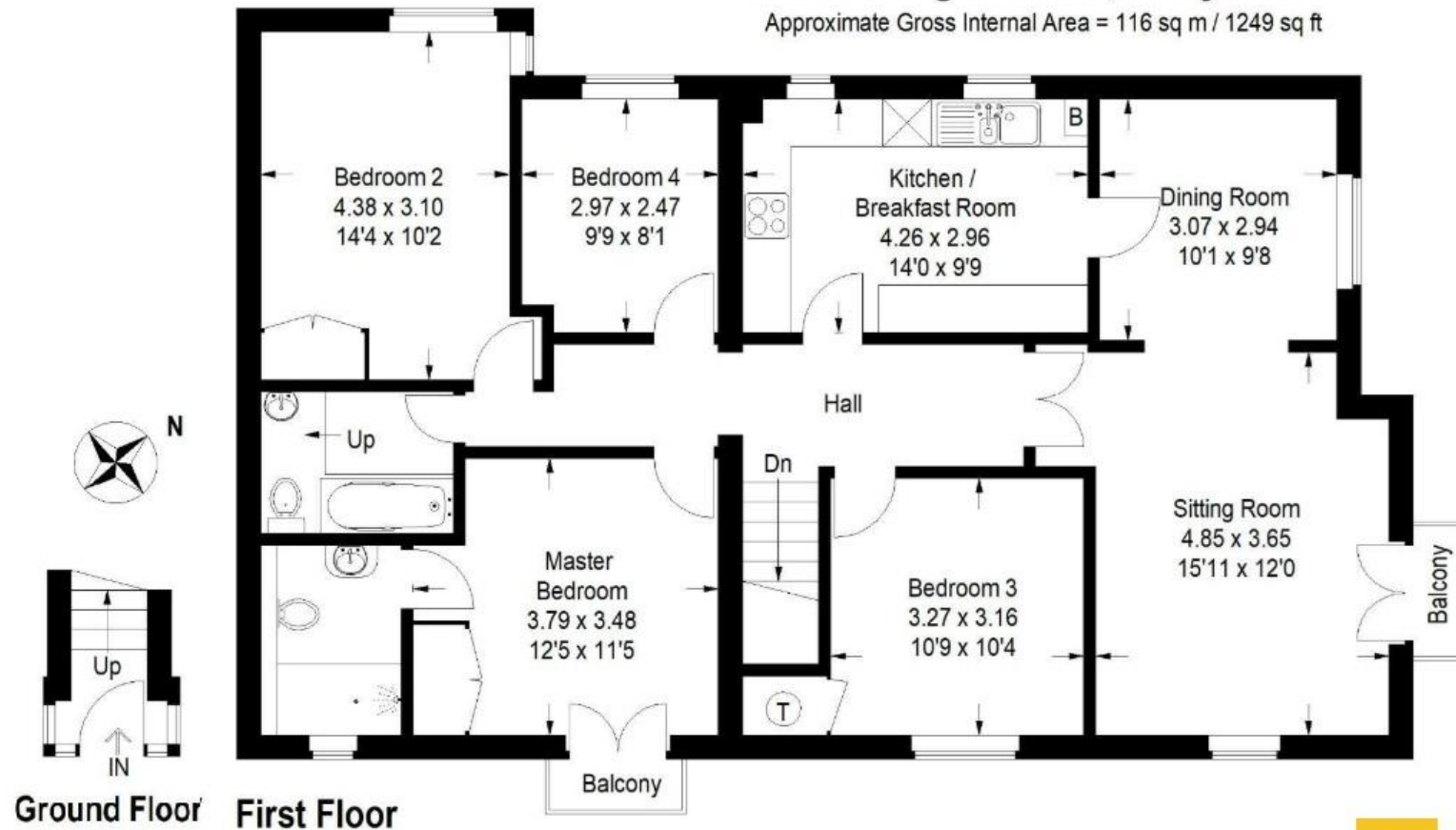


Illustration for identification purposes only, measurements are approximate, not to scale.
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