



FLAT 5, WHEELSIDE

HINDHEAD • SURREY

Flat 5 Wheelside, Tower Road, Hindhead, Surrey, GU26 6SN

Well cared for three bedroom penthouse apartment in a former Country House, with it's own private front door at ground level, on the historically prominent Tower Road. Beautiful level landscaped communal gardens to the rear and driveway parking to the front. No onward chain.

- Wheelside is a handsome property, and being set back from the road, with a large communal front garden and driveway parking, enjoys a peaceful position. Within the front garden is driveway parking for residents and visitors
- A private front door is found tucked away at the rear of the property, opening into a hallway with stairs up to the 2nd floor. At the mid-way point a large window offers a lovely vista overlooking Wheelside's mature gardens
- The stairs open into a landing with bedrooms to one side and reception space to the other. The principle reception room is open plan with space for both lounge and dining furniture, velux windows are fitted with integral blinds and there are several storage/eaves cupboards. Beyond this is a fitted kitchen with large window overlooking the communal gardens. There is a good selection of drawer and cupboard storage with space and plumbing for several white goods. A utility area with further walk in storage cupboard can be found at the end of the kitchen
- There are two generous double bedrooms, both with feature character fireplaces and large windows offering plenty of natural light in. The third bedroom is a single with built in cupboard, alternatively it would make an excellent study
- A modern family bathroom with shower over bath completes the accommodation, it benefits from a large window, quality shower fittings and taps by Leroy Brooks and has plenty of space for furniture
- To the rear of Wheelside is a large communal garden. These have been beautifully landscaped and cared for over the years, with many examples of mature trees and shrubs and a well-tended lawn. There is a private shed within the grounds for Flat 5
- Well positioned for woodland walks in The Golden Valley and at The Devils Punchbowl, and walking distance of local shops in Hindhead. Easy access to the A3, with Grayshott and Haslemere shops and facilities being within a short drive
- Current service charge: £,901.04 per annum. No ground rent payable.
- Leasehold, with all flat owners having a share of the freehold as directors of Wheelside Management Ltd. Balance of a 999 year lease, approx. 988 years remaining.



KEY INFORMATION

Penthouse apartment with private front door and stairs at ground floor level

3 Bedrooms

Open plan reception room

Off road parking

Communal gardens

Close to National Trust woodland

Convenient position for easy access to the A3

Leasehold with a share of the freehold

No onward chain

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LOCATION

Wheelside is a character property that has been sympathetically divided into generous apartments, with no 5 occupying the top floor. It sits well back from the road, enjoying a commanding position 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, situated between the larger towns of Farnham and Haslemere, both of which offer good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports. Hindhead benefits from many acres of protected countryside; The Devil's Punchbowl (being one) is a designated area of outstanding natural beauty. A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. Additionally there are a large number of private schools and preschools. 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.

Tenure: Leasehold, with all flat owners having a share of the freehold as directors of Wheelside Management Ltd. Balance of a 999 year lease, approx. 988 years remaining. No ground rent payable.

Service Charge currently £1,901.04 per annum **EPC Rating:** D

Council Tax Band: C (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

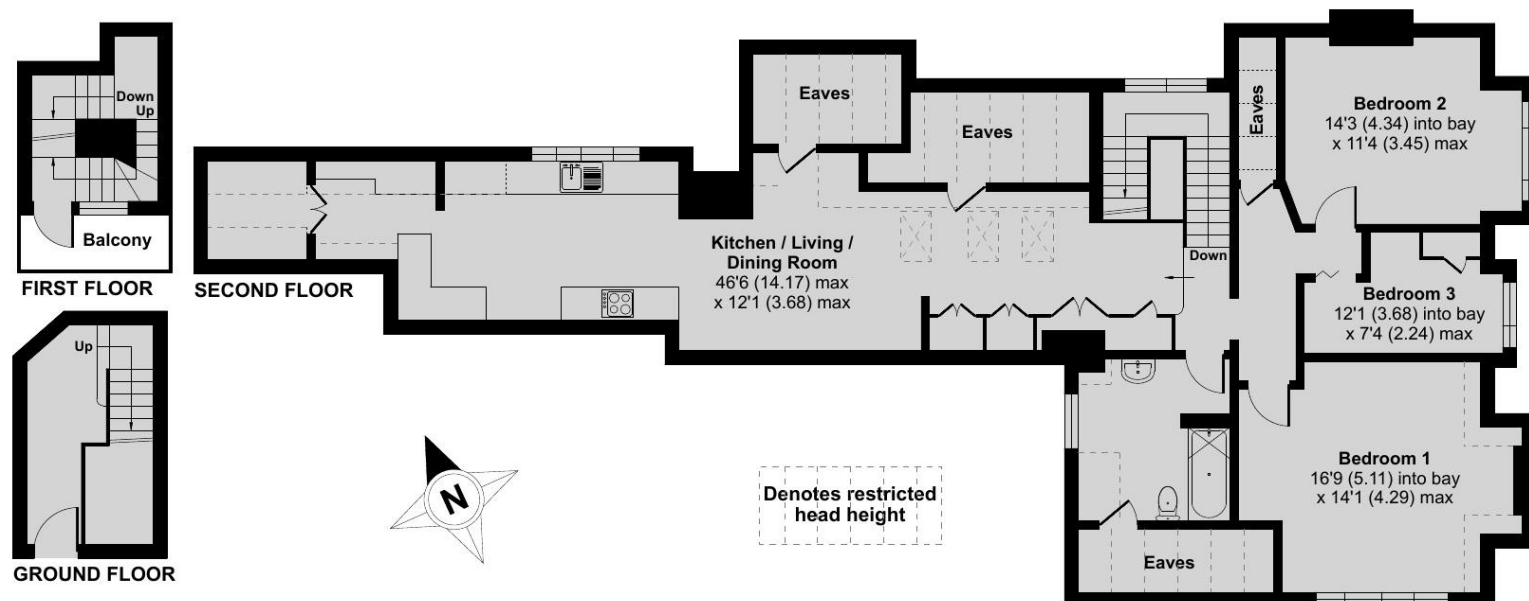
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Approximate Area = 1342 sq ft / 124.6 sq m

Limited Use Area(s) = 257 sq ft / 23.8 sq m

Total = 1599 sq ft / 148.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Seymours Estate Agents. REF: 1108752

