



JUBILEE COTTAGE

GRAYSHOTT • HINDHEAD

JUBILEE COTTAGE, JUBILEE LANE, GRAYSHOTT, GU26 6HQ

High specification, new build detached house in the very heart of Grayshott village with walled courtyard garden and off road parking. No Onward Chain.

- An immaculately crafted two bedroom detached house within walking distance to shops, restaurants, a doctor's surgery, pharmacy, hairdressers, salons and woodland.
- Upon approach to this luxury modern part tile hung and brick property, is a block paved driveway for 1-2 cars.
- Beyond the multipoint smart locking aluminium door is a beautifully finished kitchen with quartz moulded stone worktop and chrome handles. A range of high quality high- and low-level storage units provide ample storage and top of the range appliances include a Quooker tap, induction hob, extractor fan, double combination microwave oven, slimline dishwasher and space for a fridge freezer.
- The ground floor is attractively finished with herringbone oiled oak flooring with underfloor heating throughout.
- The living/dining area is a lovely bright room as it benefits from double glass and aluminium patio doors opening onto the courtyard. A cupboard and downstairs cloakroom complete the ground floor.
- Upstairs are two double bedrooms. The dual aspect master bedroom has been fitted with bespoke cabinetry, and the second bedroom has a storage cupboard and Clements Brothers metal ceiling window.
- South facing windows over the stairs allow sunlight to flood through the first floor and down the stairs.
- The stylish bathroom with separate zoned electric underfloor heating, benefits from a large walk-in shower, towel rail, WC and sink with storage; all finished with bronze detailing.
- Side access from the driveway to a natural granite paved courtyard, finished with hardwood fencing, storage cupboard, brick wall and flower bed with lavender, hydrangea and copper beech pleached trees for privacy.



KEY INFORMATION

Smart multipoint locking aluminium front door

Two double bedrooms

Air source heat pump

Heat recovery system maintains consistent temperature

Engineered herringbone oiled oak floor with underfloor heating

Zinc Smarts Heritage range windows

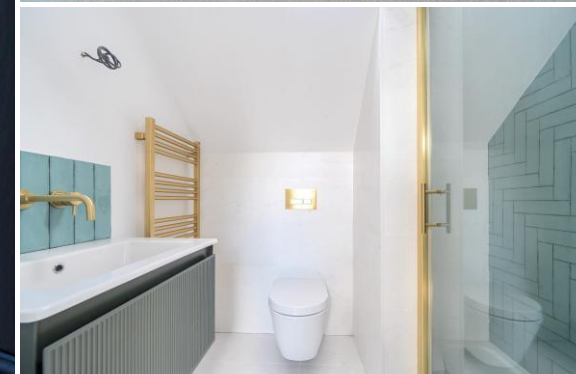
High quality kitchen

Parking for 1-2 cars

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Jubilee Lane is a quiet no through road in the heart of Grayshott village and within walking distance of shops, amenities and local woodland.

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: Freehold

EPC Rating: TBC

Council Tax Band: TBC (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, air source heat pump heating and mains drainage.

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

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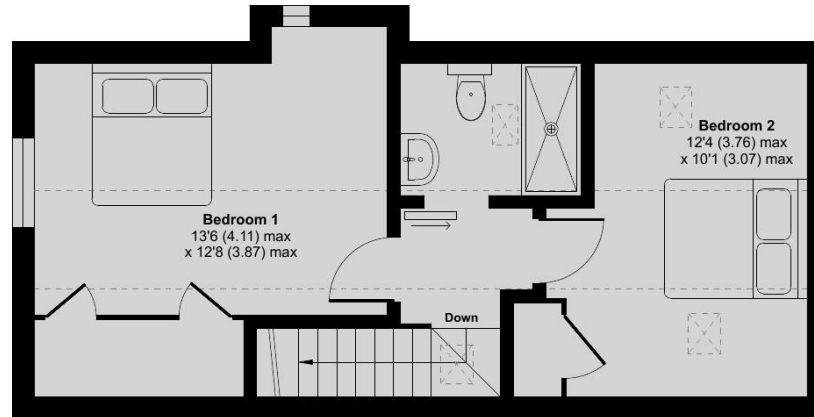
Approximate Area = 486 sq ft / 45.1 sq m

Limited Use Area(s) = 271 sq ft / 25.1 sq m

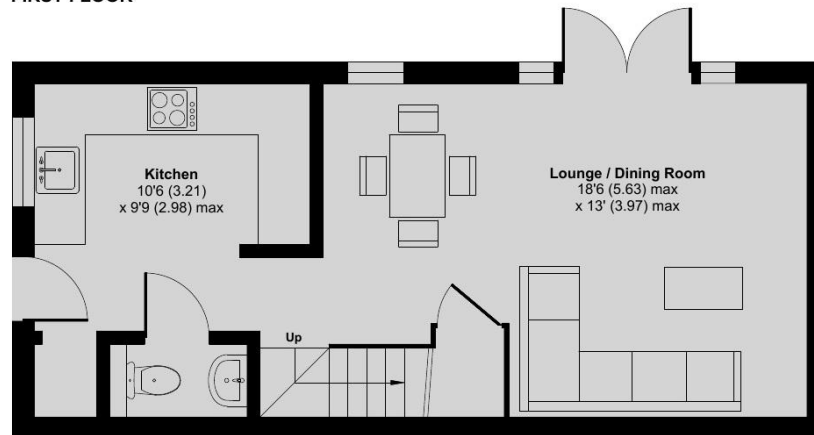
Outbuilding = 24 sq ft / 2.2 sq m

Total = 781 sq ft / 72.4 sq m

For identification only - Not to scale

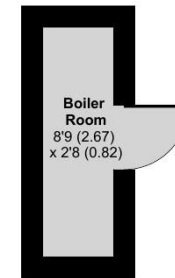


FIRST FLOOR



GROUND FLOOR

Denotes restricted
head height



OUTBUILDING



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: 1339575



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