



FLAT 1, WHEELSIDE

HINDHEAD • SURREY

Flat 1 Wheelside, Tower Road, Hindhead, Surrey, GU26 6SN

Charming ground floor three bedroom apartment in a former Country House, on the historically prominent Tower Road. Beautiful level landscaped communal gardens to the rear and driveway parking to the front.

- Wheelside is a handsome property; being set back from the road with a spacious mature communal front garden it enjoys a peaceful position within walking distance of National Trust woodland at The Golden Valley and The Devils Punchbowl. Within the front garden is driveway parking for residents and visitors, flat 1 benefitting from 2 spaces
- A communal entrance for just three properties takes you into a spacious reception hall where the private front door for flat 1 can be found
- The first room you approach is the living room, a superb 22' wide space with all the character you would hope to find, high ceilings, attractive fireplace with open fire, two large sash windows overlooking the garden. The perfect space for relaxing or entertaining
- Adjacent to this is an inner hallway leading to a cloakroom, semi open to the kitchen and offering good additional shelf and cupboard storage
- The kitchen also benefits from a garden outlook, with a rear door opening directly onto a private patio and communal gardens beyond that. The kitchen has a good range of built in drawer and cupboard storage, with integrated oven and induction hob, plus space for further white goods. A breakfast table comfortably sits in a central position
- To the other side of the living room are three double bedrooms and a family bathroom
- The master bedroom is exceptional with a large floor to ceiling bay window. There are two built in double wardrobes as well as an incredible amount of space for additional bedroom furniture
- Within bedroom two the current owners have fitted a stylish storage unit to the far wall featuring a full size pull down double bed, providing great guest accommodation whilst leaving the room free for other pursuits for day to day use
- Bedroom three provides a final double bedroom which is currently used as a study
- The family bathroom completes the accommodation with both a bath and separate shower
- Private loft area, with fitted loft ladder and automated light
- 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 lockable store within the grounds for Flat 1
- 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.
- Leasehold apartment with a share of the freehold. Balance of a 999 year lease issued in 2015. Service charge £2,700.72 per annum (there is an established sinking fund in place). No ground rent payable.



KEY INFORMATION

Three Bedrooms
Private Patio within communal gardens
Large living room with high ceilings and feature fireplace
Character property
Resident and visitor parking
Close to National Trust woodland walks
Balance of a 999 year Lease with a share of the freehold

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Wheelside is a character property that has been sympathetically divided into generous apartments. 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 cafes, 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 a share of the 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)

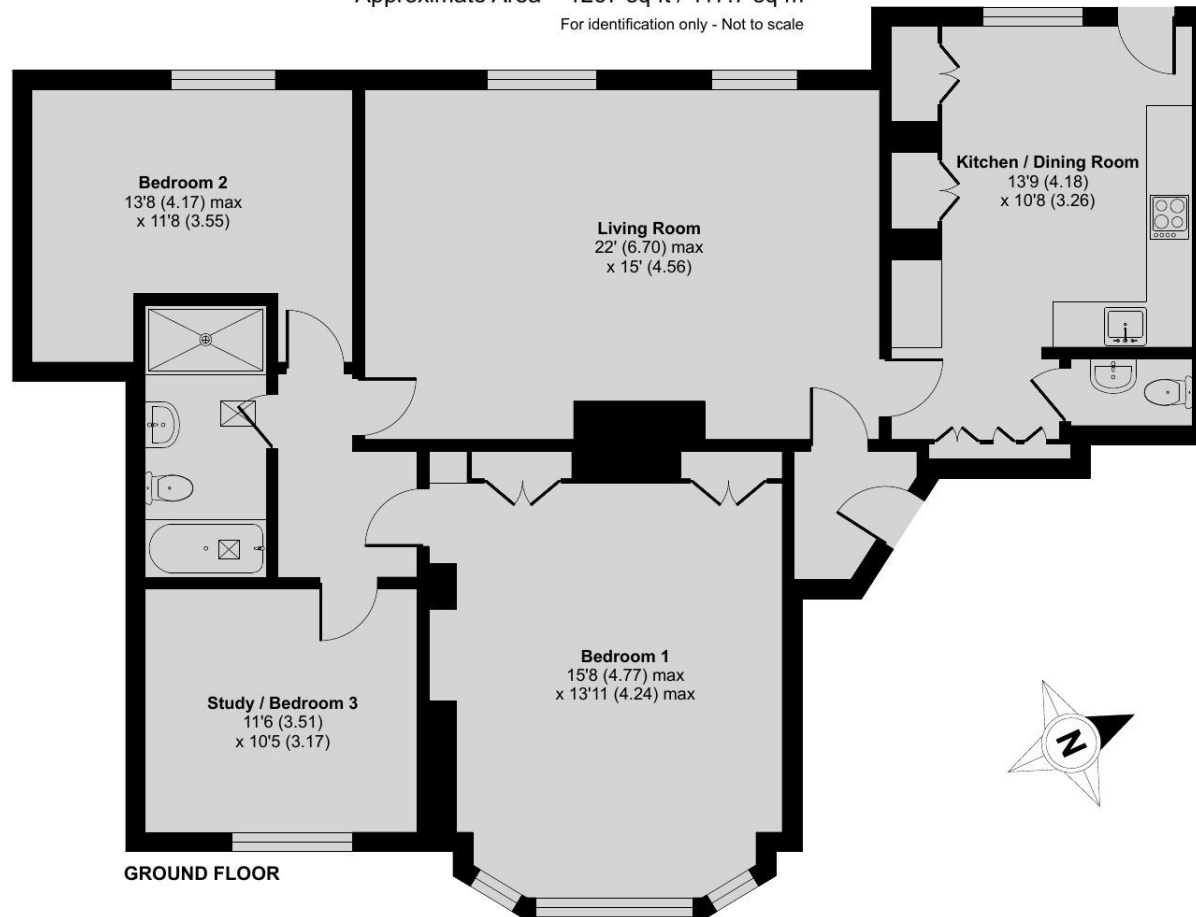
Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. New boiler installed 2025

Broadband and Mobile services: Approx 200mbps. Visit checker.ofcom.org.uk

Tower Road, Hindhead, Surrey, GU26

Approximate Area = 1267 sq ft / 117.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Seymours Estate Agents. REF: 1347022.



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