



2 JUBILEE LANE

GRAYSHOTT • HINDHEAD

2 Jubilee Lane, Grayshott, GU26 6HQ

Charming late 19th century two bedroom semi in a quiet village centre no through road. Scope to modernise and extend SPTT. Mature gardens to front and rear.

Offered with no onward chain.

- One of only six semi detached cottages believed to have been built at the end of the 19th century, several of which have been extended. No 2 has had a rear extension but we believe there is scope for further extension if desired STPP
- A much loved home that has been in the same family for over 100 years, and it is easy to understand why. Enjoying peace and privacy within private level gardens at the end of a no through road
- Walking distance of Grayshott's shops and amenities as well as surrounding National Trust woodlands
- Front garden laid to lawn with driveway parking adjacent leading up to the front door, there is also gated access to a side area of lawn linking the front and rear gardens
- Front aspect sitting room with a sunny southerly aspect and central fireplace
- Wide opening into the dining room with built in storage cupboard
- Traditional kitchen offering scope to modernise with a side door to the garden and another door to a ground floor bathroom
- Stairs to the 1st floor where two double bedrooms can be found, one of which benefits from an en suite cloakroom
- Private enclosed rear garden; enjoyed and matured over a number of years with both a greenhouse and shed. There is a mixture of herbaceous borders, lawn and raised vegetable beds as well as a patio area. Ready to enjoy as is, or to landscape further for family enjoyment
- No Onward Chain



KEY INFORMATION

Village Centre location
End of a quiet no through road
No onward chain
Scope to extend STPP
Two Bedrooms
Two Receptions
Level gardens
Driveway parking

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: E

Council Tax Band: D (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.

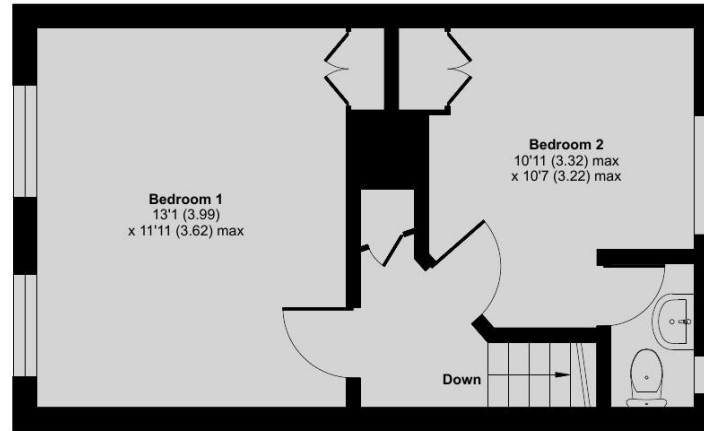
Broadband and Mobile services: Visit checker.ofcom.org.uk

Private Road: The vendor is unaware of any charges

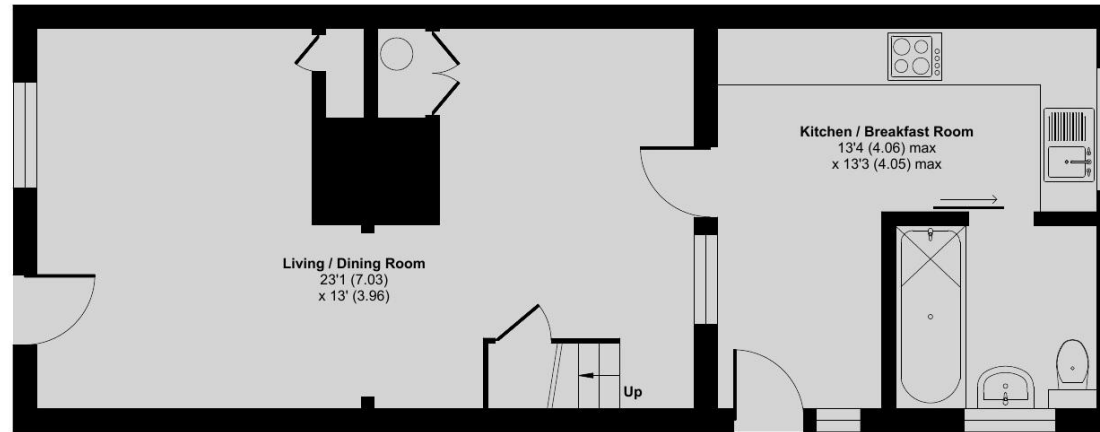
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Approximate Area = 802 sq ft / 74.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1365094



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