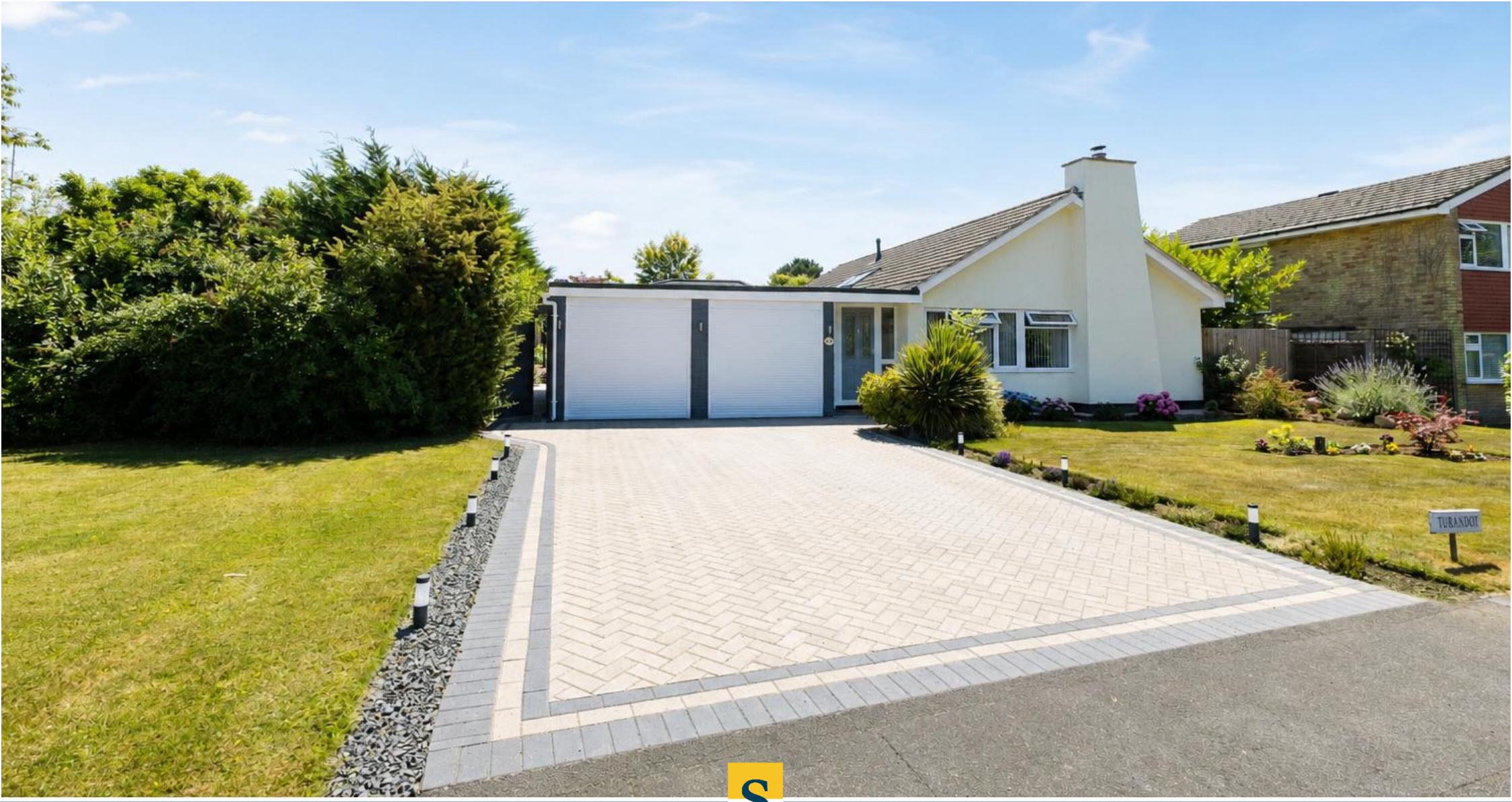


TURANDOT, 24 WAGGONERS WAY

GRAYSHOTT • HINDHEAD

Turandot, 24 Waggoners Way, Grayshott, GU26 6DX

Beautifully presented detached three bungalow within level enclosed gardens which enjoy a superb sunny aspect. Only minutes from acres of National Trust wood/heathland walks at The Golden Valley and Ludshott Common. Offered with no onward chain.

A lovely detached bungalow that has been comprehensively improved by the current owners; including but not limited to landscaping of the rear garden, new windows and doors, kitchen, bath/shower rooms, wood burning stove in the sitting room and upgrading of a former conservatory into everyday accommodation.

To the front of the property sits a level lawned garden with attractive herringbone block paved driveway to the side, offering parking for 4 vehicles, leading up to an integral double garage with twin electric roller doors (there is space and plumbing for a washing machine and tumble dryer within).

The front door opens into a welcoming hallway with large storage cupboard (retaining plumbing is in place to put a cloakroom in)

Also to the front of the house is a spacious double aspect sitting room with large picture window and patio doors out to a side garden; being west facing this room enjoys lovely westerly sunsets. A central feature is a recently installed wood burning stove.

The kitchen is modern and recently refitted, with a range of drawer and cupboard storage, coated aluminium splashbacks and Zanussi integrated appliances (fridge freezer, dishwasher, induction hob and double oven).

To the far side of the kitchen is a spacious additional reception room; currently used as a dining/family room. The room benefits from views over the rear garden with patio doors opening directly onto it. South east facing this room enjoys plenty of sunlight. There is also internal access to the garage from this room.

There are three double bedrooms and a family bathroom. The master benefits from an en suite shower room, views over the garden and built in wardrobes while bedroom 3 is currently a hybrid study/guest room. The family bathroom completes the accommodation.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

Lovingly landscaped rear garden, offering low maintenance and maximum enjoyment with a generous lawn, raised flower beds and two Indian Sandstone patio areas; bathed in sunshine throughout the day. In one corner is a good sized shed, ideal for tools and storing garden furniture over the winter. The garden extends around to both sides, offering a slightly large space to the westerly aspect with space for a further shed, flower beds or patio areas.

Tenure: Freehold **EPC Rating:** D **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













LOCATION

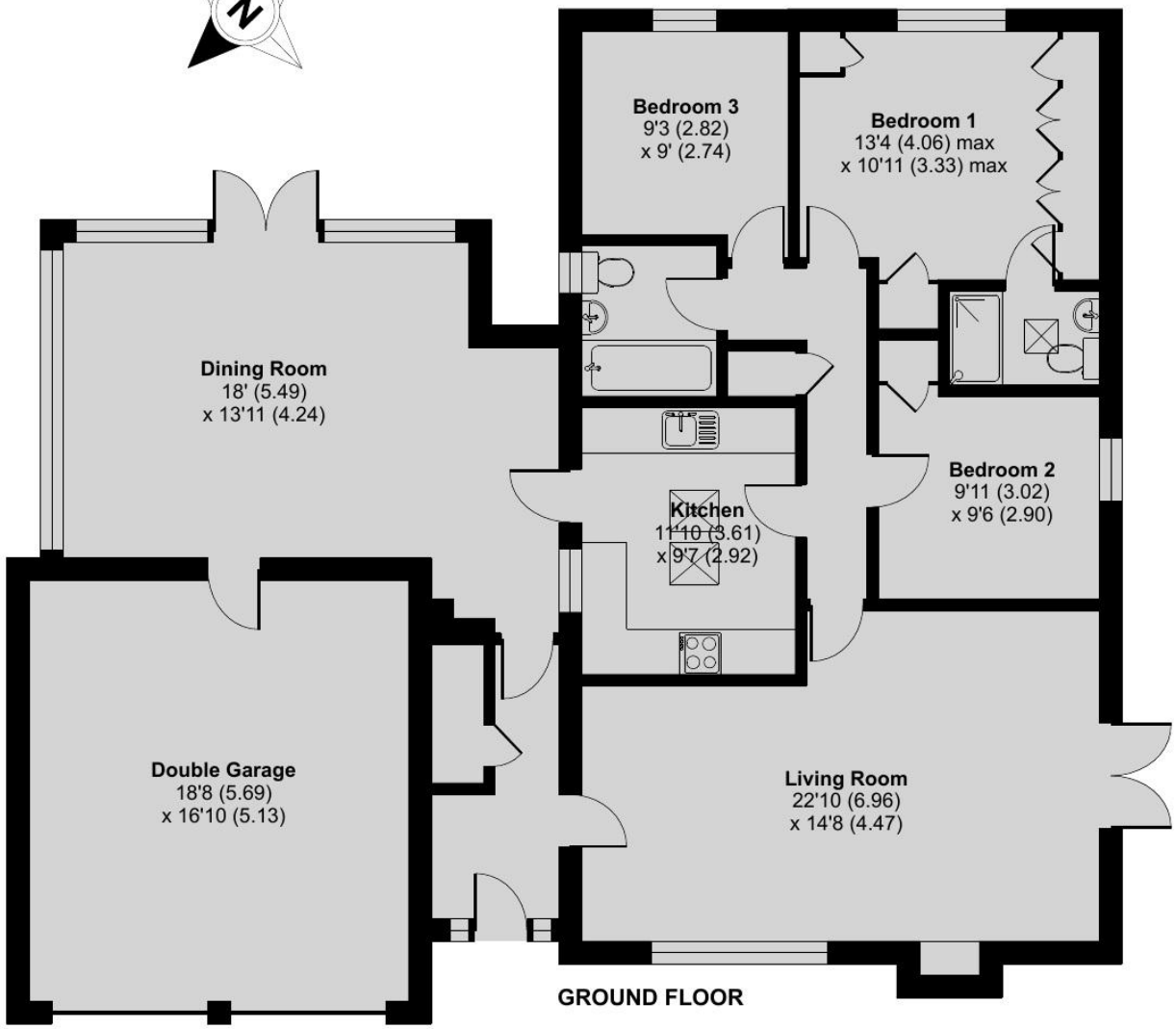
Waggoners Way is a quiet, spacious development of detached homes nestled between two woodland areas at Ludshott Common and The Golden Valley. Within a short walk is Applegarth restaurant, deli and farm shop, and all of Grayshott's shops and services are within a comfortable walk. There is an easy woodland walk from Waggoners Way to the back of the sports field for those wishing to avoid the main road, there is also a convenient bus stop close by on the main road taking you into Grayshott and on into either Haslemere or Farnham.

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, whilst there are a large number of private schools and preschools.

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.

Waggoners Way, Grayshott, GU26

Approximate Area = 1337 sq ft / 124.2 sq m
Garage = 314 sq ft / 29.1 sq m
Total = 1651 sq ft / 153.3 sq m
For identification only - Not to scale



Seymours

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1415015

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