

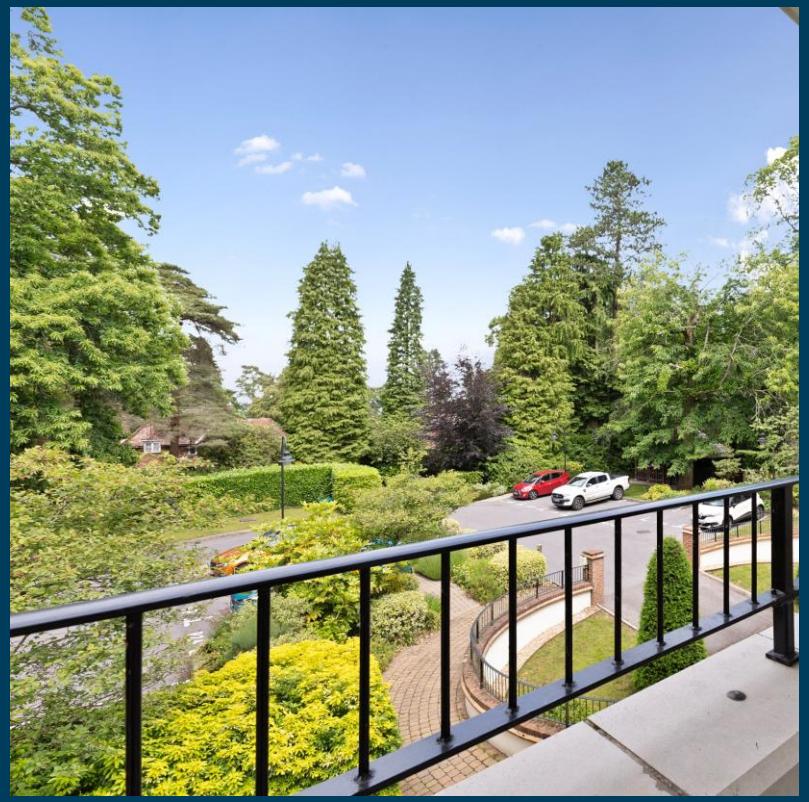
FLAT 8 GROVERS MANOR

WOOD ROAD • HINDHEAD

Flat 8, Grovers Manor, Wood Road, Hindhead, Surrey, GU26 6JP

Immaculately presented two bedroom apartment with south-east facing balcony within a prestigious development. Offered with no onward chain.

- Built in 2006 by Laing Homes, and retaining the luxury style of living then offered
- A prestigious setting within the historically prominent Wood Road location
- Communal grounds and gardens that have matured handsomely to provide an attractive backdrop
- 1st floor apartment with lift facility available to all floors
- 1 allocated parking space in underground parking area, plus 10 visitor parking spaces at the entrance to the development
- Large linked sitting room and dining room with south-east facing balcony
- Well equipped fitted kitchen with integrated appliances
- Master bedroom with ensuite bath room with separate shower
- Second double bedroom with built in wardrobes
- Family shower room
- Offered with no onward chain
- Opposite Grovers Manor is Grovers Gardens, an open space presented by the trustees of the late John Grover in 1934 to be maintained forever as a place of rest and enjoyment for the inhabitants of Hindhead
- Close to Beacon Hill village centre and shops and also surrounding National Trust common/wood land
- Quick access to both A3 and Haslemere/Farnham main line stations
- Leasehold property with a share of freehold (thus zero ground rent)
- Balance of a 999 year lease commencing June 2025
- Service charge of £3,000 per annum



KEY INFORMATION

Immaculately presented
No onward chain
Secure underground parking
Visitor parking
Communal gardens
Long lease and a share of the freehold

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Wood Road is a historically prominent road within Hindhead. Once lined with large imposing houses, it now has a blend of more modern detached homes interspersed with those character houses. Within Wood Road is Grovers Gardens, an open space presented by the trustees of the late John Grover in 1934 to be maintained forever as a place of rest and enjoyment for the inhabitants of Hindhead. A superb rural retreat right on the doorstep. Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the M25, the South Coast, as well as Gatwick, Heathrow and Southampton airports.

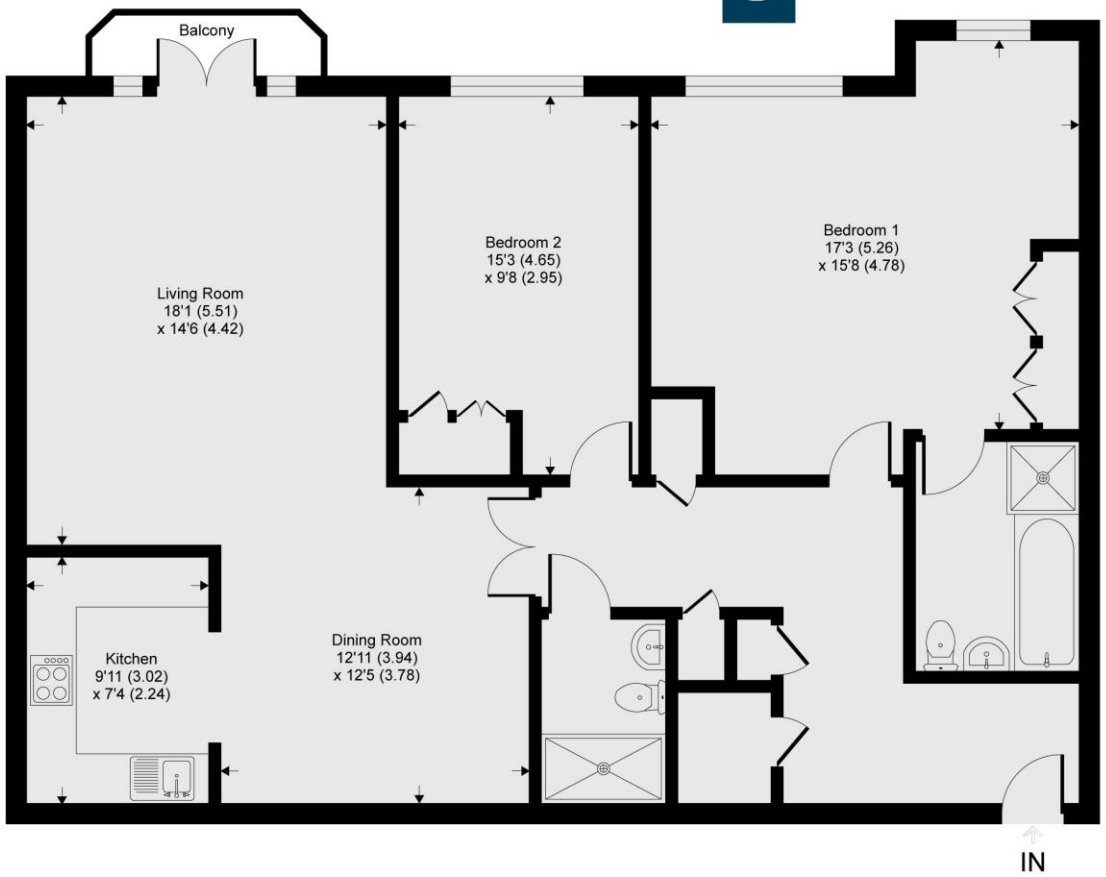
Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty. A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. Regarding schooling, there is an exceptional choice of schools in the area, both state and private, please ask for more information. 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: Leasehold **EPC Rating:** B **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. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Grovers Manor, GU26

Approximate Gross Internal Area = 113.7 sq m / 1224 sq ft









This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours

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