



COBWEBS

HINDHEAD • SURREY

Cobwebs, 11 Golf Links Avenue, Hindhead, Surrey, GU26 6PQ

Detached four bedroom bungalow in a tucked away corner position. Alongside a large driveway, double garage and spacious gardens that offers great versatility for family life.

Occupying an enviable plot of approximately one third of an acre at the end of a quiet cul de sac, this individual detached bungalow has been a much-loved home for over forty years and it is easy to understand why.

A gated driveway provides ample parking before leading to the detached double garage, complete with external staircase rising to a substantial first-floor storeroom, ideal for hobbies, a home office or further storage. The elevated front garden is beautifully landscaped with a lawn, colourful flower borders, mature hedging offering excellent screening and a circular seating terrace, whilst attractive stone steps descend through well-stocked planting and past an ornamental pond with water feature to the welcoming front entrance.

The front door opens into a spacious dining hall where exposed ceiling beams immediately create warmth and character. This versatile central reception space comfortably accommodates a large dining table and forms the heart of the home, connecting the principal living areas.

To the rear, an impressive south-facing living room is flooded with natural light from twin sliding patio doors opening

directly onto the rear gardens. Exposed ceiling beams continue throughout the room, complemented by a charming wood-burning stove, creating a wonderfully comfortable space for both everyday living and entertaining.

The modern kitchen has been thoughtfully designed with an excellent range of sleek cream cupboards and drawer units, generous work surfaces and underfloor heating beneath the tiled floor. A breakfast bar peninsula provides informal dining, whilst integrated appliances include a double oven, gas hob, dishwasher, wine fridge and washing machine. A rear lobby offers practical access to the outside.

The bedroom accommodation is particularly flexible, comprising three comfortable double bedrooms, two benefitting from built-in wardrobes. The third bedroom features staircase access to a useful loft room, ideal as a hobbies room or extensive storage. A fourth bedroom, currently arranged as a cosy television snug, would equally make an excellent study or nursery.

The property is well served by both a fully tiled family bathroom with corner bath and a separate fully tiled shower room, offering convenience for families and visiting guests alike.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk





OUTSIDE AND FURTHER INFORMATION

Outside, the gardens wrap around the bungalow, providing an excellent degree of privacy and maturity. Extensive paved terraces to the side and the south facing rear create ideal spaces for outdoor dining and entertaining, bordered by beautifully stocked raised flower beds and established planting. A further lawn extends to one side, whilst a timber summerhouse, greenhouse and garden shed provide additional versatile storage.

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

Golf Links Avenue is a tucked away cul de sac of character properties, with most enjoying elevated views over part of Hindhead Golf Course fairway. It is only a few minutes walk from Beacon Hill village centre, primary school and The Golden Valley National Trust woodlands. It is also well placed for access to Hindhead, Grayshott, Haslemere or Farnham.

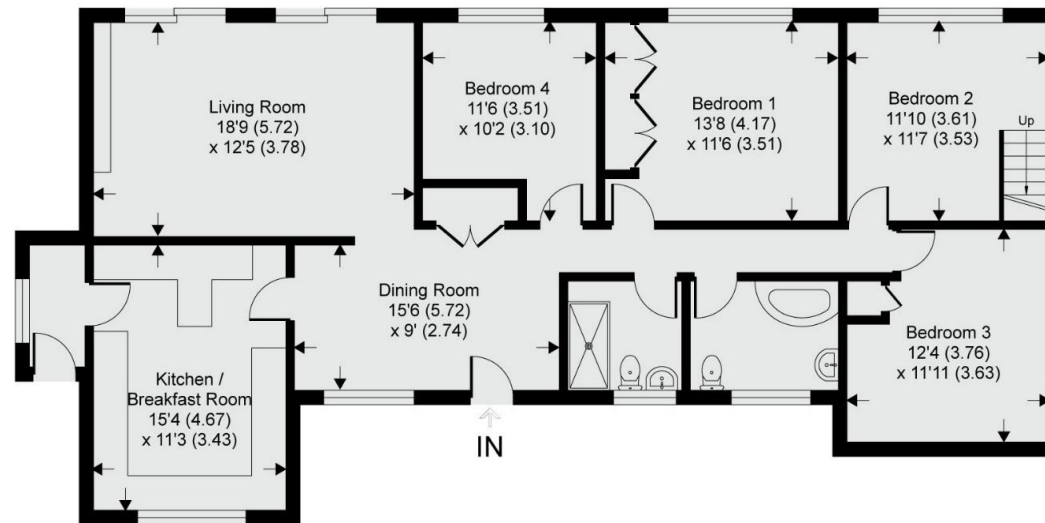
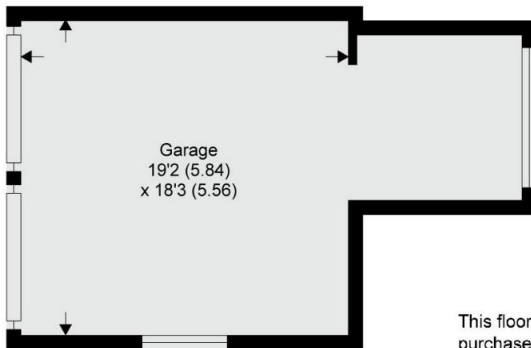
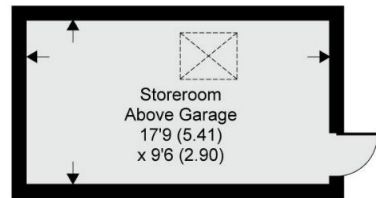
Beacon Hill itself is a small, charming Surrey village surrounded by National Trust Land at The Golden Valley, Highcombe Edge and The Devils Punchbowl. It has a number of useful local shops and restaurants, with Hindhead Golf Course close by and Beacon Hill primary school within walking distance (catering for both infants and juniors), as is the village nursery. There is additionally an excellent range of private schools nearby, please ask for more details.

The neighbouring village of Grayshott offers a greater range of shops and services, including a GP surgery. There is easy access onto the A3 providing fast road links to London and the South Coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, restaurants, leisure facilities and other services. Close by, there are several golf courses and many acres of National Trust lands, ideal for walking and riding, and sailing at Frensham Pond.

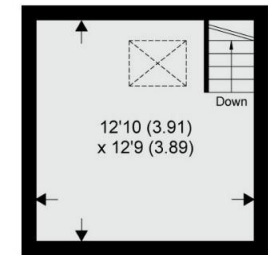


Golf Links Avenue

Approximate Gross Internal Area = 139 sq m / 1497 sq ft
 Approximate Garage Internal Area = 41.5 sq m / 447 sq ft
 Approximate Outbuilding Internal Area = 15.7 sq m / 169 sq ft
 Approximate Total Internal Area = 196.2 sq m / 2113 sq ft



Ground Floor



First Floor



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



Aberdeen House, Headley Road, Grayshott, GU26 6LD
01428 771155
sales@seymours-grayshott.co.uk
www.seymours-estates.co.uk



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