



VINE HOUSE

SADDLERS SCARP • GRAYSHOTT

Vine House, Saddlers Scarp, Grayshott, GU26 6DZ

Handsome detached four bedroom house with level mature gardens, (including a secret walled courtyard) in a quiet cul de sac. Offered with no onward chain.

Tucked away within a peaceful cul-de-sac of only five substantial detached homes on the sought-after village fringe, Vine House enjoys an enviable setting between the rural National Trust landscapes of Waggoners Wells, Ludshott Common and the Golden Valley. Offering over 2,200 sq ft including the detached double garage, this well-proportioned family home combines generous reception space, four double bedrooms and beautifully established gardens, whilst also presenting exciting scope to extend into the substantial loft space, subject to the necessary consents.

A level front garden creates an attractive approach, predominantly laid to lawn with driveway parking leading to the detached double garage, complete with an electric up-and-over door. An entrance porch opens into a welcoming hallway where a cloakroom with practical coat cupboards and WC provide excellent everyday convenience.

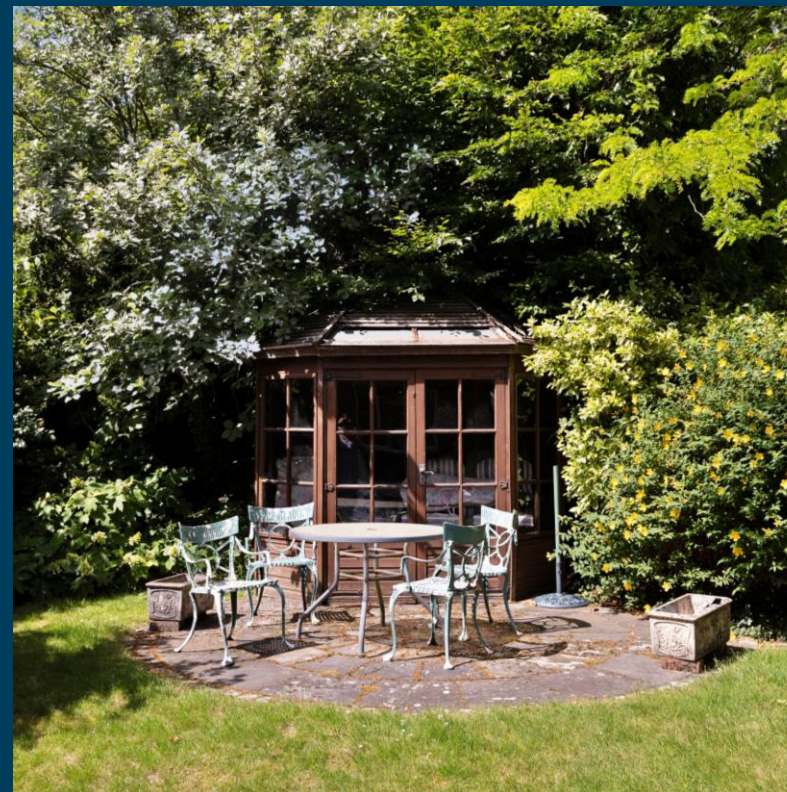
Positioned to the front of the house, the dining room enjoys a pleasant outlook across the front garden and features attractive parquet flooring. Across the hall, the spacious sitting room is equally impressive, centred around a gas fireplace with matching parquet flooring beneath. This generous reception room flows effortlessly through patio doors into a magnificent 20'7 triple-aspect garden room, where a vaulted timber ceiling and extensive glazing flood the space with natural light throughout the day. Heated by radiators for

year-round enjoyment, it enjoys bi-fold doors opening onto a sheltered south-facing walled courtyard, together with further patio doors leading directly onto the main rear garden.

The kitchen overlooks the rear garden and is fitted with Amtico flooring, an integrated oven and grill, induction hob, dishwasher and fridge freezer, complemented by a useful walk-in larder. A movable central butcher's block provides flexible additional workspace and storage, while the adjoining utility room offers further storage, space for laundry appliances and access to the side of the property.

Upstairs, the principal bedroom enjoys peaceful views over the rear garden and benefits from built-in wardrobes together with an en-suite bathroom featuring both a bath and a separate shower. Three further generous double bedrooms, each with built-in wardrobes, are served by the family bathroom. Above, the substantial loft offers excellent potential for conversion into additional accommodation, subject to the usual planning permissions and building regulations.

Combining a highly desirable location with spacious, well-balanced accommodation and further potential to grow, Vine House represents an excellent opportunity to acquire a substantial family home in one of Grayshott's most sought-after residential settings.



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OUTSIDE AND FURTHER INFORMATION

Outside, the level rear garden provides a wonderful setting for family life and entertaining, with an expanse of lawn framed by mature planting including Rowan, Gleditsia and apple trees. A charming summerhouse with paved terrace creates an idyllic retreat, while a garden shed provides useful additional storage. The secluded walled courtyard to the front of the garden room offers a delightful south-facing seating area, ideal for enjoying the sunshine throughout the day.

Tenure: Freehold

EPC Rating: C

Council Tax Band: G (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

Saddlers Scarp is a quiet cul de sac within a 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.

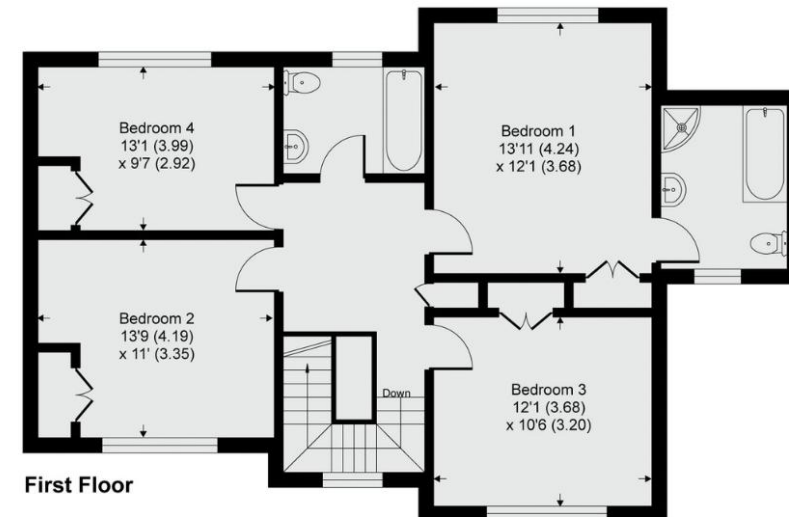
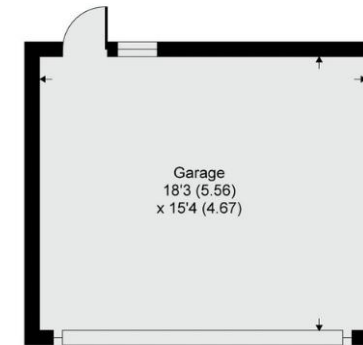
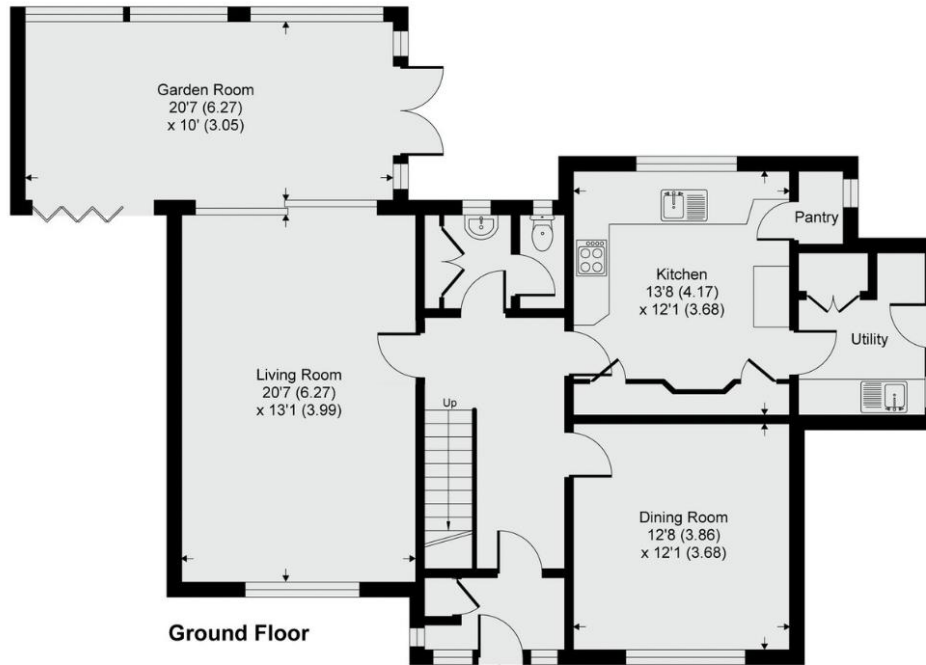


Saddlers Scarp, GU26

Approximate Gross Internal Area = 182.4 sq m / 1964 sq ft

Approximate Garage Internal Area = 26 sq m / 280 sq ft

Approximate Total Internal Area = 208.4 sq m / 2244 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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