

3 DEEPWOOD COTTAGES

GRAYSHOTT • HINDHEAD

3 DEEPWOOD COTTAGES, CROSSWAYS ROAD, GRAYSHOTT, HINDHEAD, SURREY, GU26 6HD

Three bedroom village centre house with garden, garage and parking. Offered with no onward chain.

- Enjoying a village centre position, convenient for all the local amenities which are within walking distance, as are numerous woodland walks
- One of only 4 mews style cottages built in 1989
- Attractive front garden mainly laid to lawn with mature shrubs to the edges and a paved path leading to the front door
- The front door opens into an entrance hall and the sitting room beyond, this is a lovely sunny south facing room
- To the rear is a good sized kitchen/diner with a door directly out onto a private patio and garden. The kitchen benefits from a good range of drawer and cupboard storage with integrated oven and space/plumbing for further white goods
- Between the sitting room and kitchen are a WC and stairs to 1st floor
- Master bedroom with built in wardrobes and en suite shower room
- Rear aspect 2nd double bedroom with built in wardrobes and patio door onto a Juliette balcony overlooking the garden and communal grounds beyond
- A 3rd good sized bedroom and a fully tiled family bathroom complete the accommodation
- To the rear of the development are communal gardens with a lovely woodland backdrop and driveway parking for four cars in addition to garaging; one of which belongs to no 3
- Offered with vacant possession and no onward chain
- Leasehold House - 999 year lease issued in 1989; approx 962 years remaining
- Freeholder is Deepwood Cottages Management Ltd
- All 4 cottages have agreed to a £200 contribution per quarter for the maintenance of the communal grounds



KEY INFORMATION

Village Centre
No Onward chain
3 Bedrooms
Private garage and residents parking
Private garden and Communal gardens
Leasehold House – Balance of a 999 year lease

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Deepwood Cottages is a small development of just 4 properties right in the heart of Grayshott. Crossways Road is home to a parade of shops and services in Grayshott village and this home is within walking distance of all shops and amenities. 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.

Tenure: Leasehold **EPC Rating:** D **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

Crossways Road, Grayshott, GU26

Approximate Area = 1036 sq ft / 96.2 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1173 sq ft / 108.9 sq m
For identification only - Not to scale



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: 1422789







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