



LITTLE DENE

HINDHEAD • SURREY

Little Dene, Grove Road, Hindhead, Surrey, GU26 6QP

Exciting modernisation opportunity. A detached 1920's chalet bungalow within easy reach of the village centre in a plot which extends almost 200 ft.

- A detached 1920's bungalow, which has been owned by one family since the early 1960's and extended during that time to provide a first floor additional bedroom. Now requiring love and attention to return it to its former glory, and write the next chapter in its history
- Good sized front garden with a driveway running down the side of the plot past the bungalow to the garden where a detached timber double garage can be found
- Porch to the side provides a discreet entrance to the front door and into the home
- Formal dining room with an arched opening to the kitchen and double doors to the sitting room; a central hub of the home
- Fitted kitchen with a good run of cupboard storage which now requires modernisation. Additional door to a rear lobby
- Triple aspect sitting room with patio doors onto the rear garden
- Stairs from the corner of the sitting room lead up to a first floor principle double bedroom benefitting from eaves storage
- Two ground floor double bedrooms with south east facing bay windows overlooking the front garden; one of which has a charming brick fireplace and has been used as a secondary lounge area
- Family bathroom
- Generous garden which has largely become overgrown and now requires landscaping to restore it to it's full potential; clearly once loved as there is a large greenhouse towards the rear of the plot
- Offered to the market with no onward chain.



KEY INFORMATION

Detached three bedroom chalet bungalow

Offered with no onward chain

Close to village centre amenities

Quiet residential position

Scope to modernise and extend STPP

Offered with no onward chain.

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Grove Road is a quiet residential road offering a mixture of period and character properties within walking distance of Beacon Hill shops and Primary School, as well as being close to local woodland and National Trust land. 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. Regarding schooling, Beacon Hill primary school is within walking distance (catering for both infants and juniors), beyond this there is an exceptional choice of schools in the area, including St Edmund's and Amesbury as well as Brookham and Highfield in Liphook. Other schools include Charterhouse and Priors Field at Godalming, Barrow Hills and King Edward's at Witley, and Bedales and Cranleigh School slightly further afield. 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. The neighbouring village of Grayshott offers a greater range of shops and services. 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.

Tenure: Freehold

EPC Rating: TBC

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.

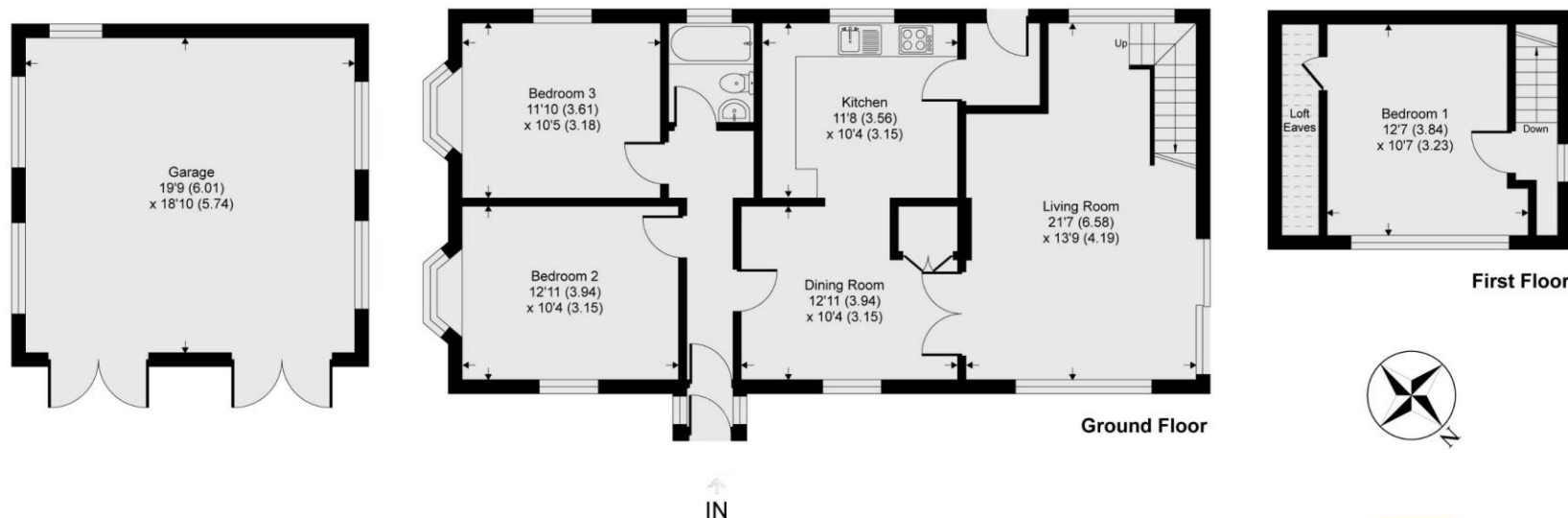
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Grove Road, GU26

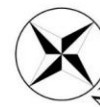
Approximate Gross Internal Area = 107.5 sq m / 1158 sq ft

Approximate Garage Internal Area = 34.2 sq m / 369 sq ft

Approximate Total Internal Area = 141.7 sq m / 1527 sq ft



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