



17 TENNYSON WAY

GRAYSHOTT • HINDHEAD

## 17 Tennyson Way, Grayshott, Hampshire, GU26 6FU

*Three bedroom semi detached house on the highly regarded Applegarth development offering easy to move into family accommodation. Driveway parking and level enclosed garden.*

Handsome semi detached house with attractive tile hung elevations offering modern and convenient accommodation. Occupied by the same owner since new in 2019, the house comes with the balance of a 10 year NHBC guarantee.

To the front is a compact front garden with mature hedging and a central footpath to the front door. Block paved driveway parking can be found to the side for at least two vehicles. The former garage can be found at the end, it is currently subdivided into a store and workshop

A formal sitting room can be found at the front of the house with fitted wooden blinds offering privacy, whilst to the rear of the house is a superb L-shaped open plan kitchen/dining/family room with patio doors onto the garden. With a dual aspect and roof lantern this is a naturally light space and one imagines is the central hub of the home. There is plenty of space for both a dining table and lounge furniture making it a very versatile space. The kitchen is well equipped with integrated oven, hob, dishwasher, fridge freezer and washing machine alongside a useful breakfast bar.

A cloakroom completed the ground floor accommodation with stairs then taking you up to a spacious 1<sup>st</sup> floor landing with airing cupboard and loft access.

The master bedroom is a good double with built in wardrobes and en suite shower room. Bedroom 2 is another good double with built in wardrobe, while bedroom 3 is a large single. The family bathroom is fitted with a modern white suite featuring shower over the bath.

Within walking distance of National Trust Woodland at The Golden Valley and Waggoners Wells, as well as the village primary school and nursery school (either via the main road or through the woods) . Plus there is a bus stop at the entrance to the Applegarth development



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## OUTSIDE AND FURTHER INFORMATION

The gardens is level and enclosed, predominantly laid to lawn with a patio area adjacent to the house. Within the development there are several woodland areas to enjoy as well as the larger open area at the entrance to the development, where a children's play area can also be found.

**Tenure:** Freehold

**EPC Rating:** B

**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](https://checker.ofcom.org.uk)

**Private Road:** There is an annual service charge of approx. £460 for the upkeep and maintenance of the Applegarth development.





## LOCATION

The house sits within a central position in this lovely spacious development built in 2019 by the highly regarded developer CALA Homes, and carefully laid out, with lots of natural spaces throughout. To the back of the development are pathways into The Golden Valley (National Trust), whilst to the front is a wildlife meadow area with run off pond; a designated SANG (site protected for it's valuable ecology). There is also a child's play area. Within a moment's walk is Applegarth farm shop and restaurant, whilst over the road access can be found onto Ludshott Common and Waggoners Wells (National Trust).

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.

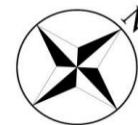
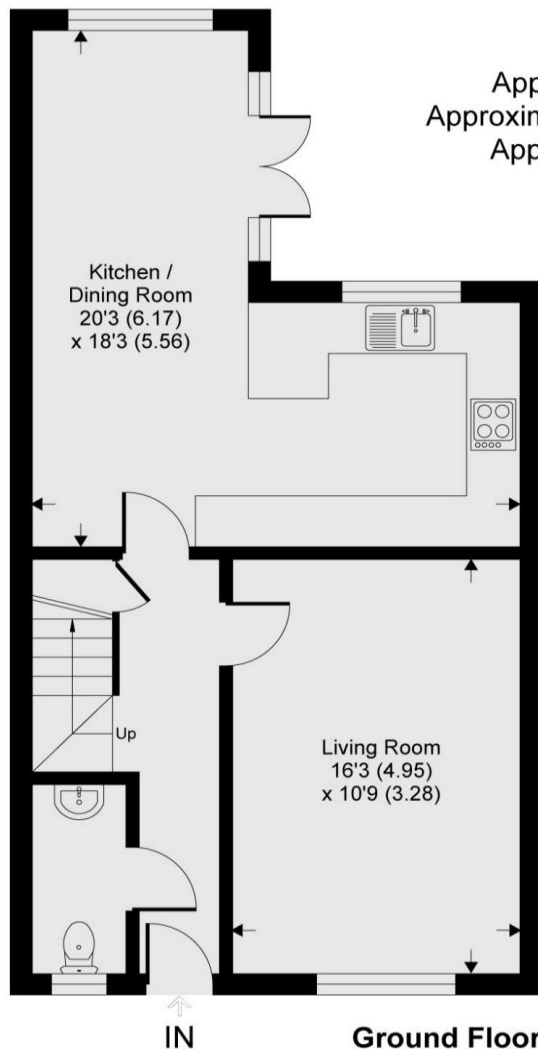
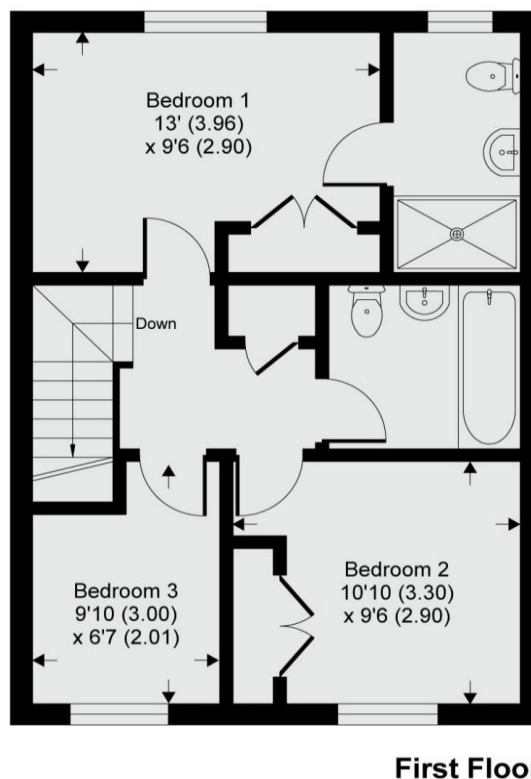
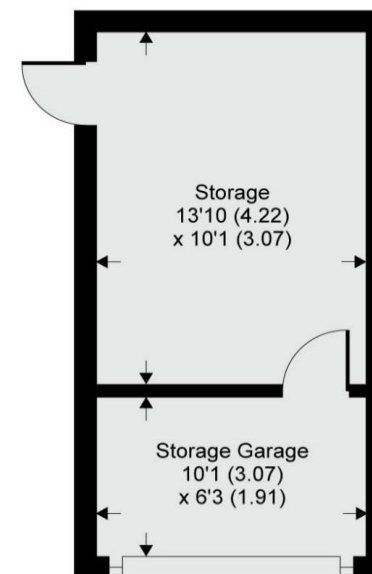
The village school incorporates both infants and juniors. PK preschool is adjacent to it and excellent secondary school provision is close by at Woolmer Hill and Bohunt. Regarding schooling, there is an exceptional choice of private schools in the area, please ask for further details.

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.

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.

## Tennyson Way, GU26

Approximate Gross Internal Area = 97.2 sq m / 1047 sq ft  
 Approximate Garage / Storage Internal Area = 19.3 sq m / 208 sq ft  
 Approximate Total Internal Area = 116.5 sq m / 1255 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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