

3 ROYAL HUTS AVENUE

HINDHEAD • SURREY

3 Royal Huts Avenue, Hindhead, Surrey, GU26 6FB

Four bedroom house on a no through road close to National Trust land. Driveway parking and garage to the front, level enclosed garden to the rear. Offered with no onward chain.

- They say it's all about location and this house has it all! It's less than a 5-minute walk to the National Trust's Devil's Punchbowl, The Golden Valley and local shops, whilst being well positioned for easy access to the A3, Haslemere and Farnham
- Gated access into Royal Huts Avenue with the house tucked away at the end of the road
- Mature shrubs and hedging screen the front garden and the house from neighbours (with a cream magnolia providing lovely colour in Spring). To one side is a lawn area, to the other driveway parking for 2 vehicles leading up to garage
- A central path leads up to the porch and front door. This in turn opens to a spacious reception hall with newly laid laminate flooring, cloakroom and stairs to the 1st floor
- Internal double doors open to a front aspect sitting room with large bay window. A wide opening leads through to a rear aspect dining room with sliding patio door to garden. Collectively these two rooms provide a large 31 ft reception space running the full depth of the property
- Rear aspect fitted kitchen with a range of drawer and cupboard storage with integrated oven, gas hob and fridge with space and plumbing for a washing machine
- Front aspect master bedroom with en suite shower room
- Two further double bedrooms and a 4th single bedroom
- Family bathroom
- Scope to loft convert if desired as neighbouring properties have done subject to the usual constraints
- Large covered patio adjacent to the house with a further circular patio to the rear with the remainder predominantly laid to lawn with mature shrubs to the boundaries. A side gate leads out to a parking area
- Full fibre superfast broadband is available, ensuring everyone is happy; those streaming movies, those gaming and those working from home!



KEY INFORMATION

No Onward Chain
Driveway and garage
Level enclosed garden
4 Bedrooms
2 bath/shower rooms
Easy access to National Trust land and A3 connections

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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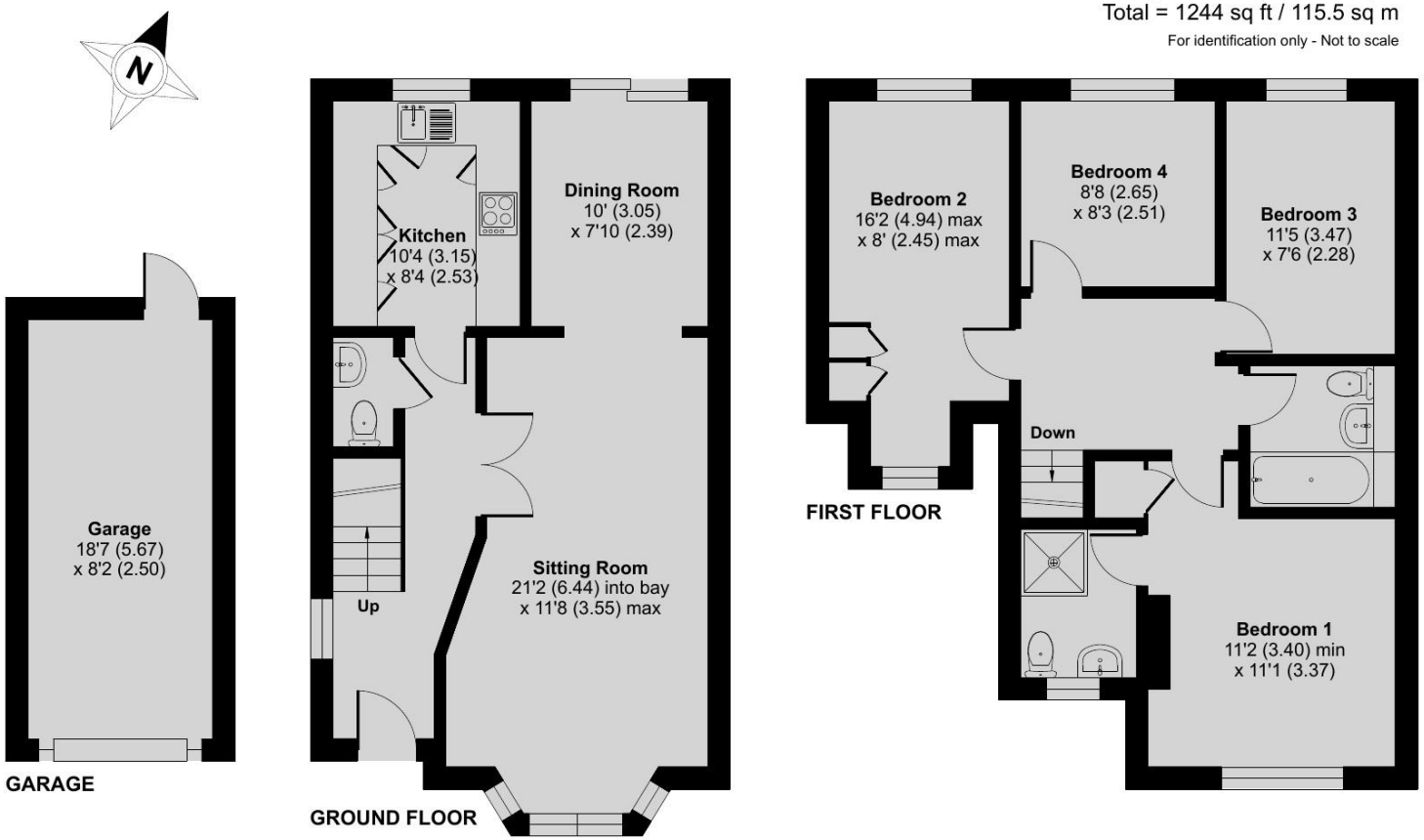
LOCATION

Royal Huts Avenue is a small development built in 2007, which enjoys a central Hindhead position within walking distance of shops and beautiful countryside.
Hindhead is a small historic village, with a cluster of shops and cafe's, situated between the larger towns of Farnham and Haslemere, both of which offer good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports.
Hindhead benefits from many acres of protected countryside; The Devil's Punchbowl (being one) is a designated area of outstanding natural beauty. A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. Additionally there are a large number of private schools and preschools.
Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. Other sporting facilities include racing at Goodwood and Fontwell, polo at Cowdray Park, and sailing on Frensham Ponds and from Chichester Harbour.

Tenure: Freehold **EPC Rating:** C **Council Tax Band:** E (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
Private Road: RHA Estate (managed by property owners). Costs are £200 per annum.

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Approximate Area = 1091 sq ft / 101.3 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1244 sq ft / 115.5 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: 1433463

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