

WILLOWS

GRAYSHOTT • HINDHEAD

Willows, Whitmore Vale Road, Grayshott, GU26 6DJ

Charming three-bedroom semi-detached cottage, nestled within the beautiful woodland surroundings of The Golden Valley, enjoying far-reaching views while remaining well positioned for access to Grayshott's village amenities.

- Originally built in 1912 and held under the same ownership since 1976, some 50 years and it is easy to understand why with the idyllic blend of rural charm and proximity to village amenities
- An enclosed entrance porch with double front doors opens into a welcoming dining hall, where a brick fireplace provides an attractive focal point
- Double internal doors connect the dining hall with the kitchen/breakfast room, creating a sociable and practical flow between the spaces. A large kitchen window takes full advantage of the home's elevated position, framing wonderful views across the gardens and surrounding woodland
- The kitchen/breakfast room features an integrated oven and hob, with space for further freestanding appliances and ample room for a breakfast table
- Front-aspect living room with a characterful fireplace and sliding patio doors opening into the conservatory; added approx 30 years ago there is scope to update this for an incoming family to enjoy for many years to come
- Dual-aspect study overlooking the gardens, with direct access to a useful ground-floor cloakroom
- Generously proportioned double-aspect principal bedroom with its own dressing room and en-suite shower room
- Two further double bedrooms, both featuring built-in wardrobes, are served by the family bathroom
- Substantial externally accessed basement providing excellent storage space, with a lean-to greenhouse positioned alongside
- Mature gardens arranged to complement the home's woodland valley setting including an area of lawn bordered by an established variety of shrubs and planting plus a series of paved steps through the side garden to further lawned terraces, creating a choice of places from which to enjoy the peaceful outlook
- Timber carport located at the lower boundary, providing off-road parking for two vehicles.



KEY INFORMATION

Three Bedrooms
Woodland setting
Large basement
Carport parking
Spacious garden

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Situated towards the top of Whitmore Vale Road, in amidst a woodland environment within walking distance of village amenities. Within a short walk are Grayshott Primary School, PK preschool, Grayshott Pottery and the village sports field, as well as being on the doorstep of National Trust woodlands, excellent for family life. Regarding schooling, there is an exceptional choice of private schools in the area in addition to the village school, including St Edmund's, Amesbury at Hindhead as well as Brookham and Highfield in Liphook and Frensham Heights in Frensham.

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 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.

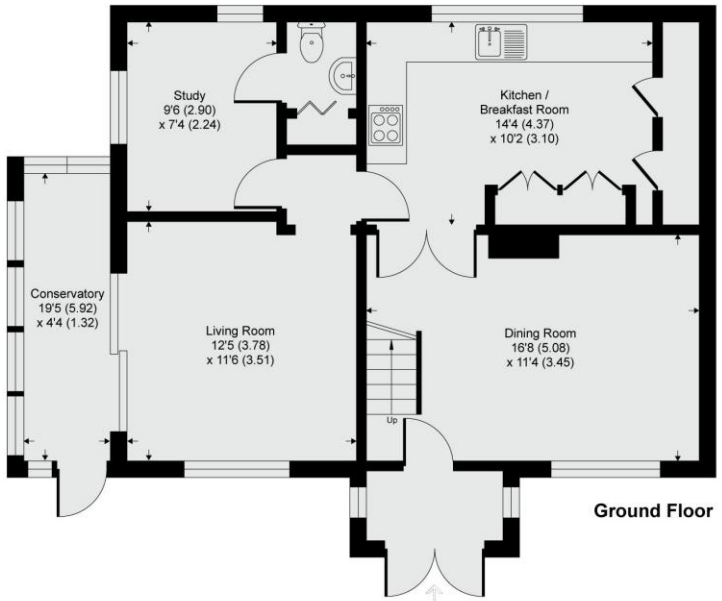
Tenure: Freehold **EPC Rating:** E **Council Tax Band:** D (Correct at time of publication and is subject to change following a council revaluation after a sale)
Services: The property has mains electricity, private drainage and a private water supply (with the adjoining property). Electric heating supported by calor gas (where required).
Broadband and Mobile services: Visit checker.ofcom.org.uk

Whitmore Vale Road, GU26

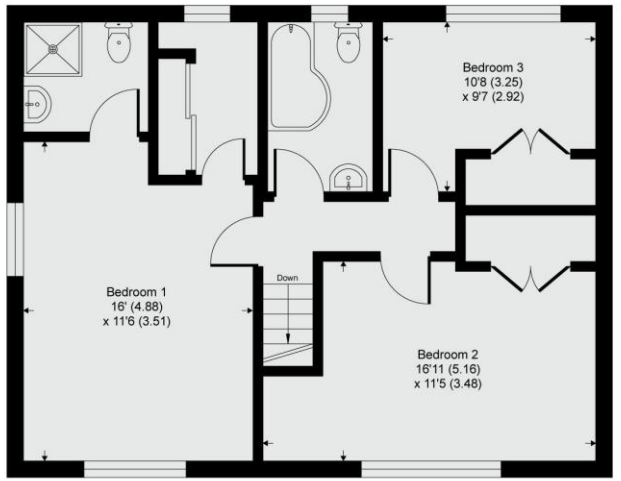
Approximate Gross Internal Area = 153.4 sq m / 1652 sq ft



Basement



Ground Floor



First Floor

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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