

FAIRWAY

GRAYSHOTT • HINDHEAD

Fairway, School Road, Grayshott, GU26 6LR

Immaculately presented character detached house within beautifully landscaped gardens to both the front and rear. Walking distance of all Grayshott village amenities.

A well loved family home in an idyllic village position; so much so that although our clients have lived there for some 23 years, they are only the second owners since it was built in 1934.

They undertook a complete refurbishment when they moved in and it has been enjoyed and maintained beautifully since.

Well screened from the road, once you enter the driveway you are welcomed by a well-stocked and attractively landscaped front garden with parking for a number of vehicles leading up to an attached garage and the front door.

Overlooking the front is a formal reception room; currently used as a dining room (but offering a versatile range of roles such as study, family room or sitting room), it enjoys an original fireplace, original floorboards, and quarry tiled window sill (features that appear through much of the house).

To the rear is the sitting room with a charming bay window to the side and an original fireplace with recessed alcove to the side offering useful storage or display space. From here there is a door into a triple aspect sun room overlooking the garden.

The kitchen also overlooks the rear garden with the current breakfast table perfectly positioned to enjoys those views. It is fitted with a good range of drawer and cupboard storage, granite worktops, a range cooker (5 ring gas hob), plus integrated fridge freezer and understairs larder cupboard. Crafted by Masterclass Kitchens it offers a great space in which to create both family dinners and culinary masterpieces. Off the kitchen is a useful utility room with butlers sink, additional storage and space for white goods. Completing the ground floor accommodation is a fully tiled ground floor shower room.

Moving to the first floor there are three double bedrooms, all of a good size with ornamental fireplaces These are serviced via a modern family bathroom.

Viewing highly recommended to appreciate the size of accommodation offered and the beautiful condition it is presented in.

An ideal location for family living being close to the village school, sports field and local national trust woodlands. Village shops and amenities within walking distance.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The gardens to both the front and rear are an absolute delight and clearly a passion of the current owners who have landscaped and maintained them beautifully. They are both level with mature hedges to the boundaries providing a high degree of privacy, with mature well stocked borders offering shape, colour, fragrance and interest throughout the year.
To the rear a large lawn extends away from the house with a feature patio half way down. There are lovely examples of feature planting including a shaped Holly tree and several rhododendrons. Beyond the formal gardens is a lovely surprise, a hidden "working garden" approached via a walkway in the hedge, opening up to reveal a generous space with two large sheds and a woodstore. The rear garden extends in excess of 100 feet!

Tenure: Freehold **EPC Rating:** D **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













LOCATION

School Road is a fantastic residential road, offering a mixture of detached and semi detached homes of varying ages in spacious gardens and ideal for both couples and families.

Close by are the village sports/recreation field, Grayshott tennis club, Grayshott Pottery, Grayshott Primary School, PK pre-school and access to National Trust woodland at The Golden Valley. A short walk will take you into the centre of Grayshott village.

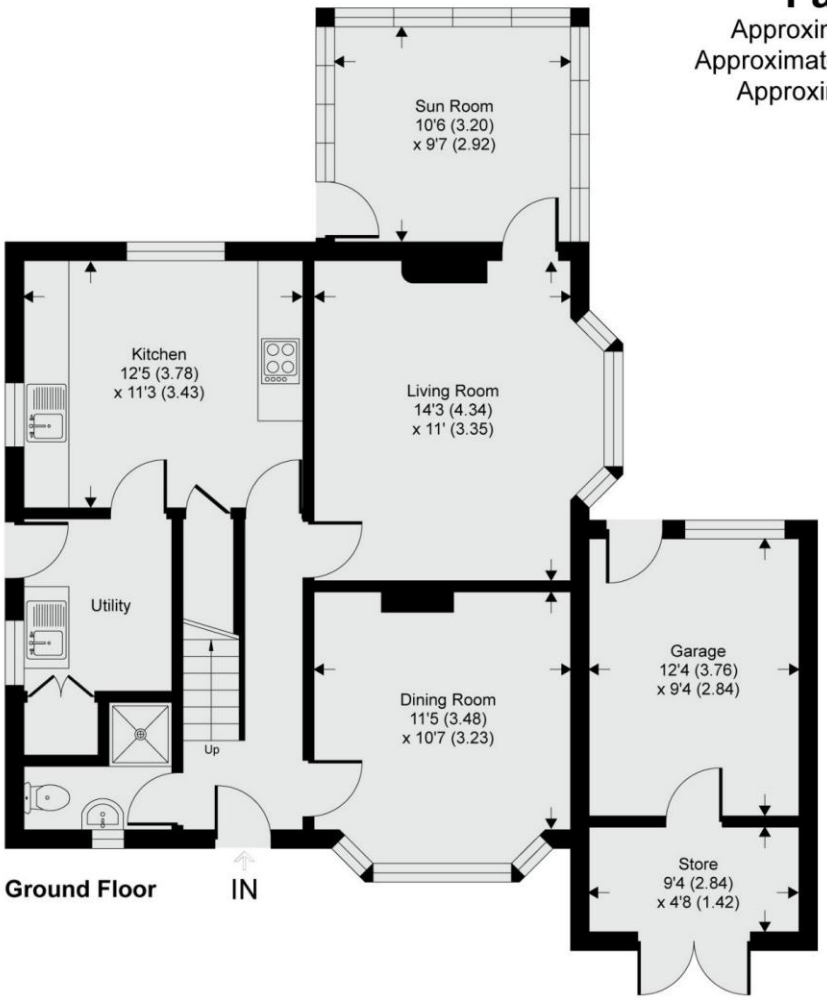
Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors and dentists.

The village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools, please ask for further information.

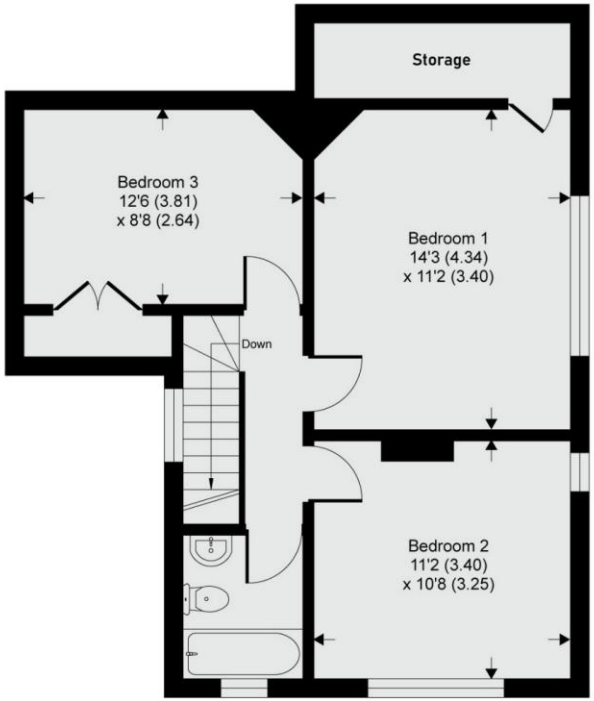
The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

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Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft
Approximate Garage / Store Internal Area = 15.1 sq m / 163 sq ft
Approximate Total Internal Area = 136.4 sq m / 1469 sq ft



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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