



SILVER BIRCH COTTAGE

GRAYSHOTT • SURREY

SILVER BIRCH COTTAGE, WHITMORE VALE ROAD, GRAYSHOTT, GU26 6JA

A truly special opportunity, set within grounds approaching 1.4 acres of formal gardens and woodland running down to a stream, all nestled within the woodland of The Golden Valley (National Trust).

Situated on a rural road meandering through woodland linking the charming villages of Churt and Grayshott, Silver Birch Cottage enjoys a tucked away and private position whilst only being a few minutes' drive from village amenities.

Situated within south facing gardens, although in a plot of almost 1.4 acres, you can find the sun or shade at any point throughout the day, and there are so many elements of the garden to discover, from lawns and patios, to the orchard and down to Barford stream.

There are two driveway entrances, the formal large driveway offers parking for several vehicles leading to a detached double garage, whilst the 2nd smaller drive leads to another workshop with loft above.

From the main porch you step into an entrance hall with shower room and access to the principle reception rooms, with a door through to a large hall (once the original entrance into the house) with access to the kitchen and bedrooms.

One of the first rooms you approach is the spacious dining room with a Clearview wood burning stove and patio doors which open onto an easterly aspect, from here you enter the triple aspect sitting room. Predominantly south facing but enjoying sun throughout the day with patio doors out onto a terrace and the garden beyond. For the winter months there is an attractive

brick fireplace with working open fire.

As always the kitchen is the heart of the home and this dual aspect kitchen has plenty of space for a breakfast table, ideal for casual mealtimes, a spot to do homework or just chat over a brew. There is an LPG gas Aga, 2 ring electric hob, integrated electric Neff oven/microwave with further space for a dishwasher and fridge freezer.

Bonus room! A third double aspect reception room (an ideal family room with patio doors out onto a west facing courtyard) or a great fourth ground floor bedroom.

Moving to the first floor, the master bedroom benefits from a dressing room/study and built in wardrobes, a spacious 2nd double bedroom with a dual aspect and built in wardrobes and a good sized third bedroom (used to have two singles in it!) with built in wardrobes. All serviced by a family bathroom. On the top landing there are two additional good sized storage cupboards and an airing cupboard.

There are numerous outbuildings to compliment the main accommodation and if desired there would be scope to extend STPP.

Woodland walks can be enjoyed from just across the road where Windy Gap leads you into the rest of The Golden Valley.



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OUTSIDE AND FURTHER INFORMATION

Without exaggeration the gardens here are exceptional; viewing is needed to appreciate all the nuances and tucked away areas, with almost 1.4 acres there is quite a lot to find! The current owners have lovingly tended the gardens for over 40 years and the borders are packed with mature shrubs. There are two defined patio areas, large lawns, an orchard with greenhouse and fruit cages, several storage sheds and outbuildings plus two summerhouses with an apple store behind. Centrally positioned within the garden is a large magnolia tree providing beautiful Spring colour, under which a well is situated; no longer believed to contain water it is still a lovely feature. Other mature plants of note are the wisteria flanking the sitting room and several large rhododendrons and azaleas. Towards the latter half of the gardens is a gate into a more woodland style of garden, beyond which is the stream that edges the boundary. It is a haven for wildlife and is a special area to explore and enjoy.

Tenure: Freehold

EPC Rating: E

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, LPG gas fired central heating to radiators and private drainage. **Broadband and Mobile services:** Visit checker.ofcom.gov.uk





LOCATION

Whitmore Vale Road is a desirable leafy road running through the woodland of The Golden Valley linking the picturesque village of Grayshott and Churt on the edge of The Surrey Hills Area of Outstanding Natural Beauty. A rural idyll within only minutes of village life and facilities.

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, two small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club.

The village school incorporates both infants and juniors, with PK preschool on a site adjoining the school. Secondary education is well covered by Woolmer Hill, Bohunt, or Weydon, whilst there are a large number of private schools and preschools (including St Edmund's and Amesbury at Hindhead as well as Brookham and Highfield in Liphook and Frensham Heights in Frensham. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Bedales and Cranleigh School slightly further afield).

Churt is a delightful village, on the edge of the Surrey Hills Area of Outstanding Natural Beauty, with children's play area and cricket pitch, football pitches, tennis club and local pub. St Johns village Infant school is the local school which is highly regarded in the area. Churt is close to areas of outstanding natural beauty which include Frensham Ponds and Hankley Common, offering many acres of common land, ideal for walking and riding.

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 larger towns of Haslemere and Farnham are both within 10 miles, 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.

Silver Birch Cottage, GU26

Approximate Gross Internal Area = 161.3 sq m / 1737 sq ft

Approximate Garages Internal Area = 65.4 sq m / 705 sq ft

Approximate Total Internal Area = 226.7 sq m / 2442 sq ft
(there are various other outbuildings on the property)



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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