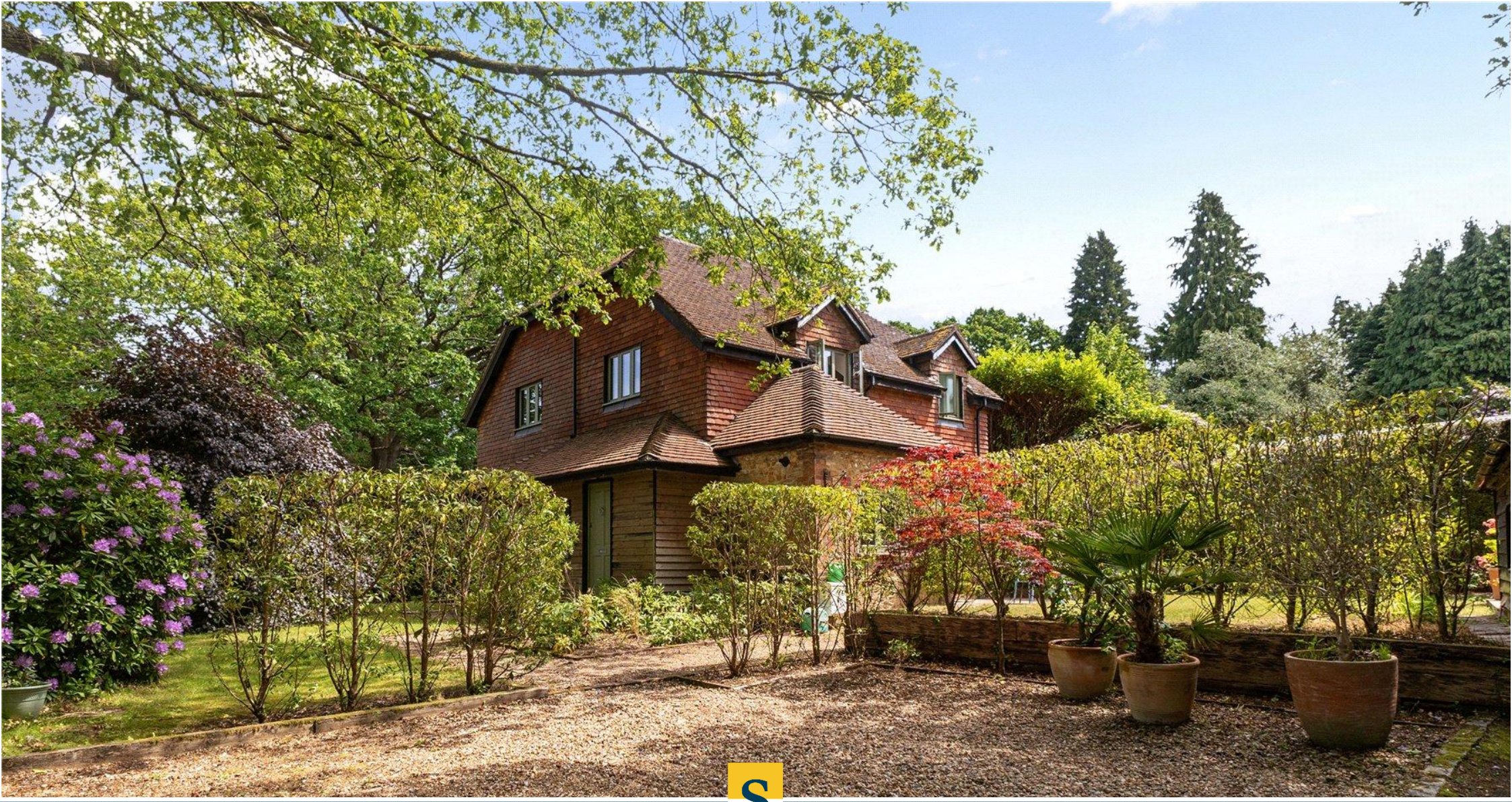


WOOD COTTAGE

HINDHEAD • SURREY

Wood Cottage, Tilford Road, Hindhead, Surrey, GU26 6RA

Attractive tile hung detached three bedroom home in level grounds with driveway parking and detached garage. Offered with no onward chain.

A well screened private front garden opens up to driveway parking for 2 – 4 cars in addition to a detached single garage with shingle roof (which is used more for storage than cars these days!)

The front door opens into an entrance hall with WC and stairs to the first floor. Beyond this a large 21'1 deep kitchen/dining room opens up, the central hub of the home. Enjoying South facing bi folding doors onto the garden with plenty of space for both a breakfast bar and dining table; a large central island helping to clearly to define the kitchen and dining areas. There is a rangemaster cooker, integrated dishwasher and bin store alongside a good range of built in drawer and cupboard storage which is complimented by further storage space in the adjoining utility room.

There are two further reception rooms, a front aspect study and a dual aspect sitting room with box bay to one end featuring a built in window bench seat.

Moving to the first floor the master bedroom sits at the rear of the property enjoying a south facing aspect and benefits from built in wardrobes and a large en suite with walk in shower and twin sinks.

There are two further double bedrooms with built in wardrobes and a modern family bathroom

Within walking distance of National trust land at The Devil's Punchbowl and The Golden Valley. Driveway access is via Wood Road but there is pedestrian access onto Tilford Road opposite the characterful St Alban's church.

Beacon Hill high street, village school and nursery are close by and access on the A3 is within a few minutes drive.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk

















OUTSIDE AND FURTHER INFORMATION

Situated within surrounding level gardens predominantly laid to lawn, with mature shrubs, trees and hedging providing a high degree of privacy. Adjacent to the house is an attractive south facing paved patio, perfect for dining and entertaining, whilst to the rear of the back garden is an alternate decked terrace.

Tenure: Freehold **EPC Rating:** C **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, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk















LOCATION

Situated in the heart of Hindhead, within walking distance of the local parade of shops and the surrounding National Trust wood/heathland at Highcombe Edge and The Devils Punchbowl.

Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the M25, the South Coast, as well as Gatwick, Heathrow and Southampton airports.

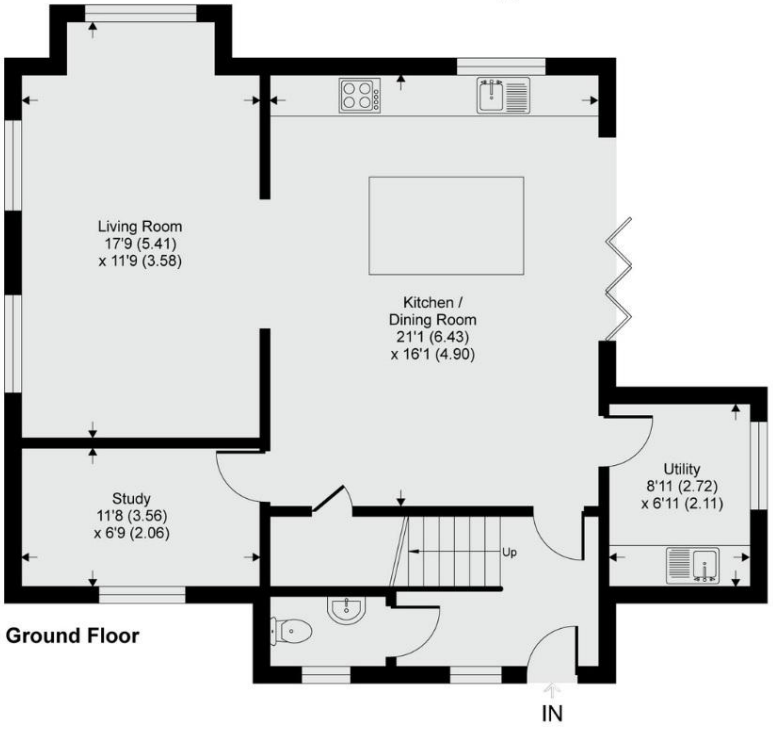
Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty.

A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. Regarding schooling, Beacon Hill Primary School is within walking distance, with Grayshott Primary and Shottermill alternatives close by. Woolmer Hill and Bohunt provide excellent, highly regarded Secondary School education. There is an exceptional choice of private schools in the area, including The Royal School, St Edmund's, and Amesbury at Hindhead as well as Brookham and Highfield in Liphook. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Bedales and Cranleigh School slightly further afield.

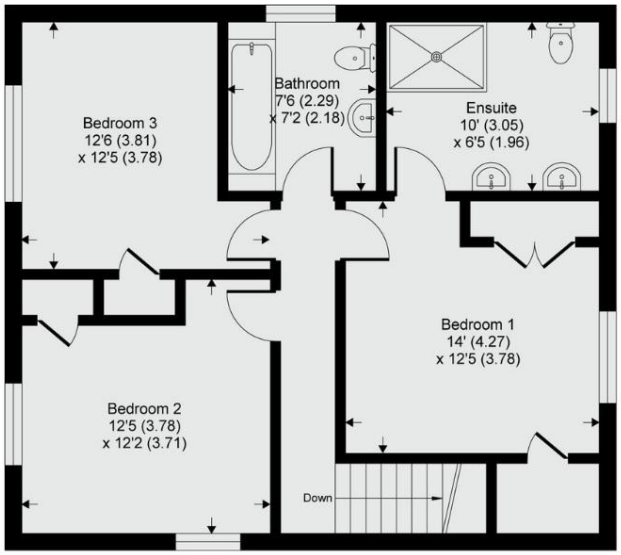
Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. Further sporting facilities include racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester Harbour.

Tilford Road, GU26

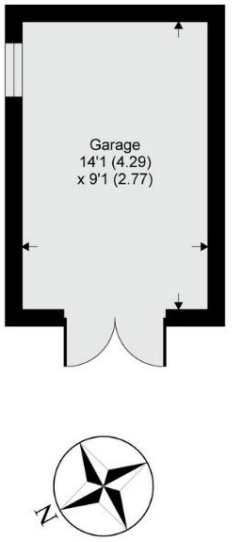
Approximate Gross Internal Area = 146.32 sq m / 1576 sq ft
Approximate Garage Internal Area = 11.8 sq m / 128 sq ft
Approximate Total Internal Area = 155.8 sq m / 1679 sq ft



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

Seymours

The Property Ombudsman

ctsi APPROVED CODE TradingStandards.uk

Seymours

Aberdeen House, Headley Road, Grayshott, GU26 6LD
01428 771155
sales@seymours-grayshott.co.uk
www.seymours-estates.co.uk





The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.