

1 HEATHER COURT

HINDHEAD • SURREY

1 Heather Court, Heather Way, Hindhead, Surrey, GU26 6AN

Generous two bedroom ground floor apartment offered with no onward chain and scope to modernise. Close to National Trust land and local café's/restaurant in the heart of Hindhead.

- One of only 12 flats within a development made up of three buildings of four flats each; allowing a feeling of space within communal grounds
- Situated in a tucked away position within a no through road, yet being only a few minutes' walk from acres of National Trust land and a few minutes' drive from the A3 this apartment offers something for everyone.
- Ground floor two bedroom apartment offering scope to modernise
- Private front door opening into a hallway with coats cupboard
- 20'4 wide living room with south facing patio doors allowing natural light to flood in. Open plan via a wide opening to dining room/study area
- Fitted kitchen with space for white goods
- Two double bedrooms, both with built in wardrobes
- Family shower room
- Lease length: As per title register a 999 year lease was issued in 1968. It also benefits from a share of the freehold
- Ground rent: TBC
- Service charge: Most recent 6 month payment was £620 for the period 1st October 2026 – 31st March 2027
- Parking arrangements: Garage space
- Short walk of The Devils Punchbowl National Trust heath/woodland, (ideal for walking and/or cycling) local cafes, hotel with bar and restaurant. Convenient for A3 access and Haslemere train station for commuting.



KEY INFORMATION

Two double bedrooms
Ground floor
South facing living room
Scope to modernise
Offered with no onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Enjoying a central position in the heart of Hindhead, walking distance of two cafe's, The Devils Punchbowl Hotel, bar and restaurant, a small parade of shops, Hindhead Commons and the National Trust's Devil's Punchbowl. 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.

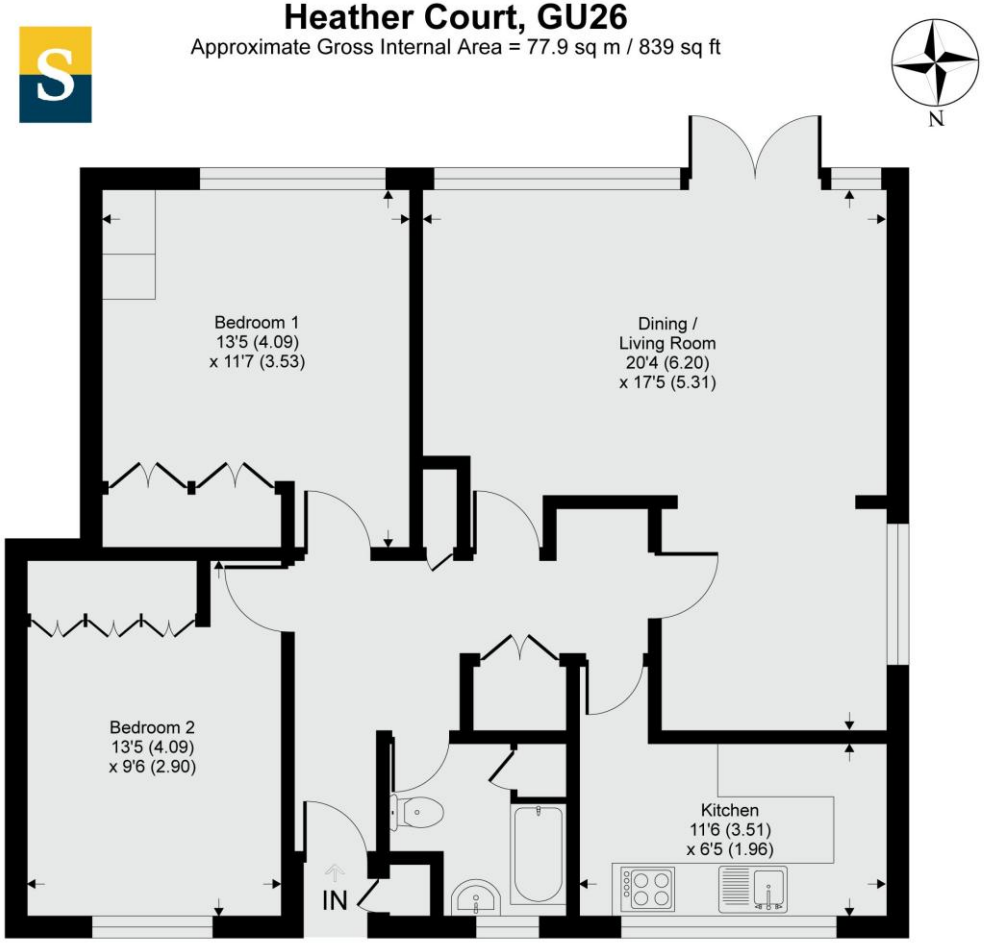
Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports. Hindhead benefits from many acres of protected countryside; The Devil's Punchbowl (being one) is a designated area of outstanding natural beauty. A selection of shops and services, including the local primary school can be found in Beacon Hill, Grayshott or Weyhill. 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, polo at Cowdray Park, and sailing on Frensham Pond. The centre of Guildford is 15 miles away, with an excellent range of leisure, sports, entertainment and dining facilities as well as Guildford Cathedral.

Tenure: Leasehold **EPC Rating**: D **Council Tax Band:** C (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: TBC – Believed to be mains water, electricity, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Heather Court, GU26

Approximate Gross Internal Area = 77.9 sq m / 839 sq ft









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