



WOODLANDS RETREAT

GRAYSHOTT • HINDHEAD

Woodlands Retreat, Hill Road, Grayshott, GU26 6HL

Village centre detached home with south facing garden enjoying close proximity to facilities, whilst still being tucked away on a quiet road leading down to allotments and National Trust woodland walks.

Owed by the same family from new (over 50 years), and it is easy to understand why; a large plot with level garden to the rear and driveway parking to the front, spacious accommodation, and positioned on an unmade lane enjoying an incredibly quiet position, which unbelievably is only a few minutes walk from both the centre of the village and National Trust woodlands. (Waggoners Wells being the closest, a brilliant spot for walking, fishing, or just feeding the ducks).

To the front is driveway parking for several cars with mature hedging providing screening to a lawned front garden. This leads up to an attached garage with workshop behind offering a combined 38'4 of space.

The front door opens into a reception hall with stairs to 1st floor, immediately to the left is a 21'10 long sitting room with a large bay window to the front, a feature fireplace with electric wood burning stove and attractive parquet flooring. A wide opening leads through to a dining room with an ornamental

brick fireplace housing an electric log burner flanked by built in alcove storage to either side, and benefitting from patio doors opening onto the garden; combined these two rooms provide a 32' deep entertaining space.

The kitchen/breakfast room provides extensive fitted drawer and cupboard storage alongside an integrated double oven and gas hob with space and plumbing for a washing machine and dishwasher plus plenty of room for a breakfast table. As well as the lovely garden outlook there is also internal access to the garage.

Moving to the first floor the master bedroom is particularly spacious, enjoying garden views and an en suite shower room. There is a 2nd double bedroom with two double wardrobes and dressing table built in, plus a third bedroom with built in double wardrobe. Completing the accommodation is a large family bathroom with both bath and separate shower, plus a separate cloakroom.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

Established south facing rear garden with mature hedging providing a high degree of privacy. Immediately adjacent to the house is a paved patio area with a small set of low steps up to a generous lawn with floral borders to either side. To the far end is a walled 2nd patio area with an open summerhouse, a lovely spot in which to relax and enjoy the garden.

Tenure: Freehold

EPC Rating: D

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

Unadopted Road: No formal charges





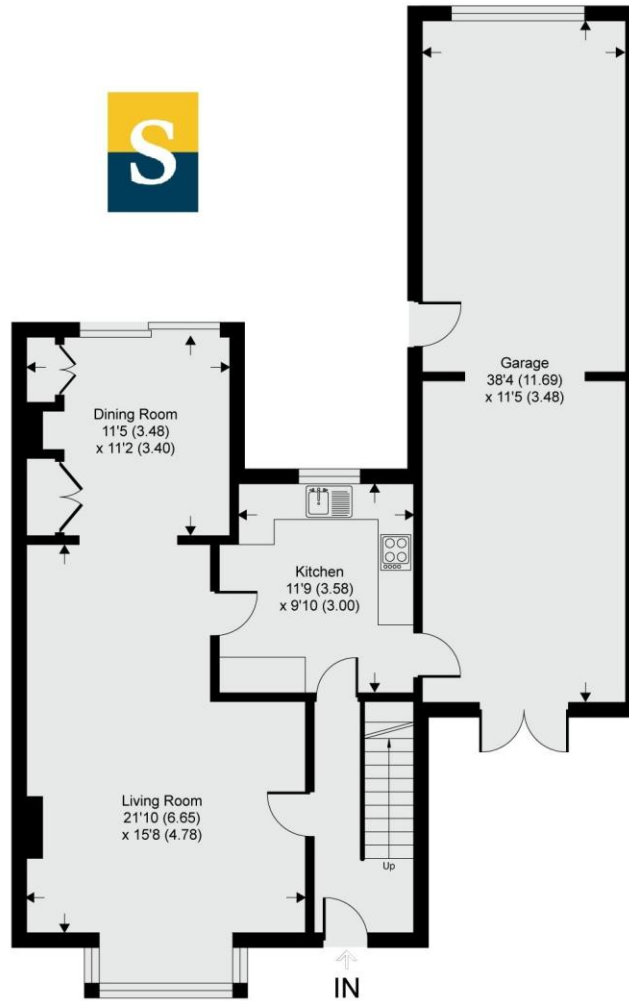
LOCATION

The quietest of positions on an unmade road offering an incredibly peaceful spot in the village, yet being only a few minutes' walk to the shops and services on offer. Walks onto National Trust land can be easily reached from Stoney Bottom bridleway (off Hill Road) which leads to Waggoners Wells.

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 village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools.

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.





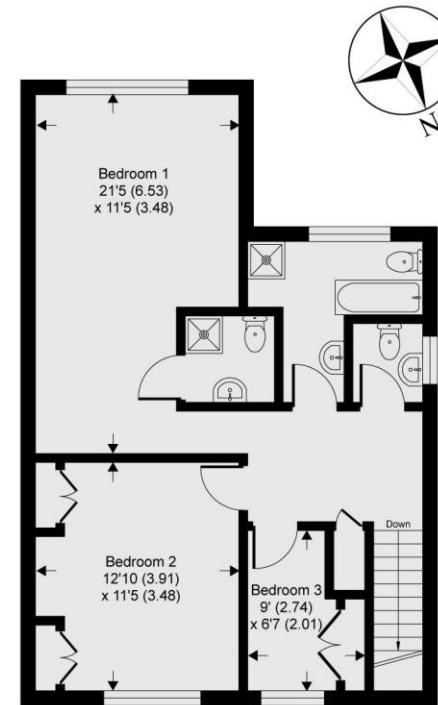
Ground Floor

Woodlands Retreat Hill Road, GU26

Approximate Gross Internal Area = 121.5 sq m / 1308 sq ft

Approximate Garage Internal Area = 40.6 sq m / 438 sq ft

Approximate Total Internal Area = 162.1 sq m / 1746 sq ft



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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