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WOODCOCK COTTAGE

GRAYSHOTT • HINDHEAD

Woodcock Cottage, Woodcock Bottom, Grayshott, GU26 6NA

Substantial detached 1930's cottage which has been extended to create a modern family home, which enjoys surrounding elevated woodland views within a half acre plot. Situated in the very heart of Grayshott village; a superb opportunity for vibrant family life with a garden full of lifestyle features. Offered with no onward chain.

Found on a quiet residential lane, just a minutes' walk from the shops and services in the centre of the village, whilst also being only a few seconds from National Trust woodland walks, a very rare combination indeed. The property enjoys an incredibly private position with mature trees, hedges and rhododendrons providing excellent screening as well las a rural outlook.

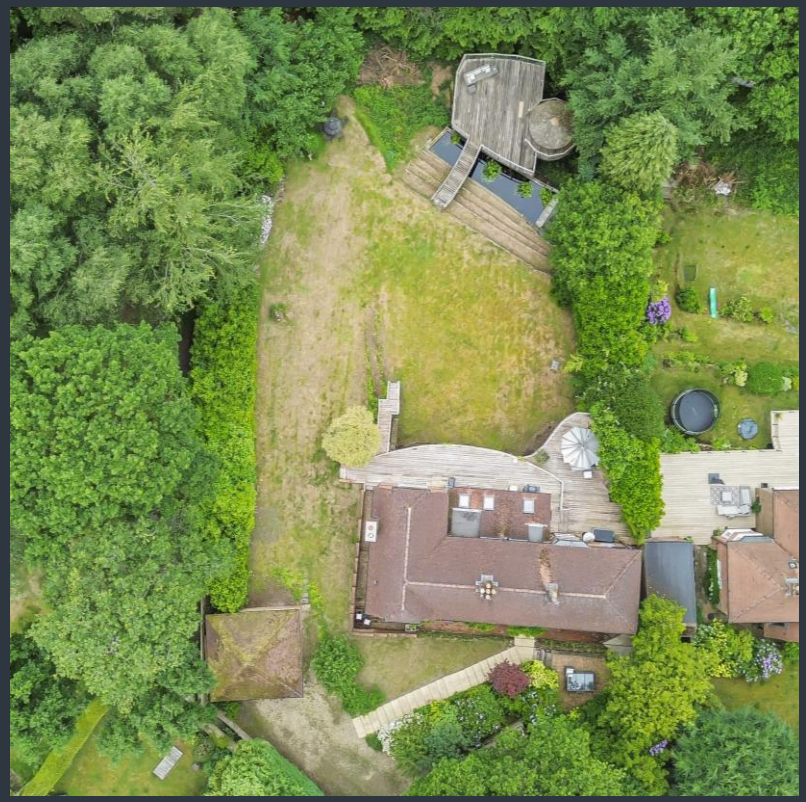
Electric (remote controlled) gated access opens into a large driveway with parking and turning for several vehicles, in addition to an open bay double car port plus a double detached carport/garage/workshop. Steps flanked by mature rhododendrons lead down to a Wisteria clad front door (there is also alternate side access slope) which opens into a welcoming reception hall with wood flooring extending through most of the ground floor.

To the right hand side are three flexible reception rooms; a dual aspect family room with bay window and open fire, which leads to a music room and office; really useful flexible space for busy family life. But the real wow rooms, where you will live, dine and entertain are found to the left of the hall. Firstly an open plan kitchen/dining room, extending the full depth of the house with bi-folding doors opening onto a large decked terrace providing panoramic elevated views over the garden and woodland vista beyond. The dining area as well as enjoying that stunning view also benefits from underfloor heating, this combined with the heat from the Aga means this is a toasty warm room throughout the year. There is a stylish range of fitted drawer and cupboard storage, complemented by a large central island. Off to the side is a large utility room with excellent additional storage and twin butlers sink; it's almost a working kitchen to the showroom kitchen next door!!

We then come to the sitting room a substantial triple aspect reception space with central wood burning stove which allows for large get togethers with family or friends.

Moving to the first floor the principle suite benefits from a vaulted bedroom with double doors opening onto a Juliette balcony, enjoying those aforementioned spectacular views; the perfect spot to awake and watch the world come to life, our clients have spotted numerous birds within the gardens including woodpeckers, nuthatches, robins and bluetits. Alongside is a dressing room and en suite bathroom.

To the opposite end of the house is a 2nd en suite double bedroom; ideal for guests or teenagers, whilst the two central double bedrooms share a generous family bathroom; complete with twin sinks, an extra wide bath and separate shower.



CONTACT: JAMES KING
ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT,GU26 6LD

01428 771155
JAMES@SEYMOURS-GRAYSHOTT.CO.UK

























OUTSIDE AND FURTHER INFORMATION

The grounds here are exceptional, a real rural feeling retreat, sitting in a half acre plot which the owners have carefully maintained whilst adding in lifestyle features that make it perfect for entertaining. Adjacent to the house is a wide decked terrace with plenty of space for dining and lounge furniture, steps lead down to a surrounding lawn bordered by mature woodland and hedging. To the end of the garden a feature pond has been created with steps and decking over leading to a Savannah style breeze house complete with heaters and electrics. The removable side panels and heaters mean this can be used all year round for entertaining, as a hide to watch the wildlife, or as a quiet escape from a busy family home.

Tenure: Freehold **EPC Rating:** E **Council Tax Band:** G (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

Woodcock Bottom is a quite lane leading into National Trust woodland and home to only two detached homes, plus the ends of a handful of gardens from Glen Road. Perfectly positioned for easy access to the very centre of the village for shops and services, and The Golden Valley woodland alike.

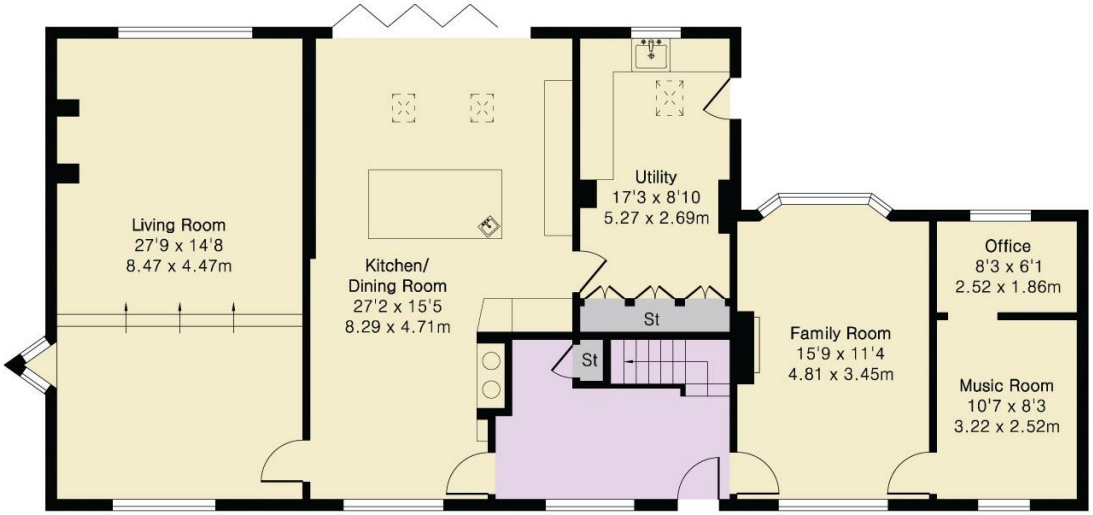
The village school is within walking distance and incorporates both infants and juniors. PK preschool is adjacent to it and excellent secondary school provision is close by at Woolmer Hill and Bohunt. Regarding schooling, there is an exceptional choice of private schools in the area, please ask for further details.

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.

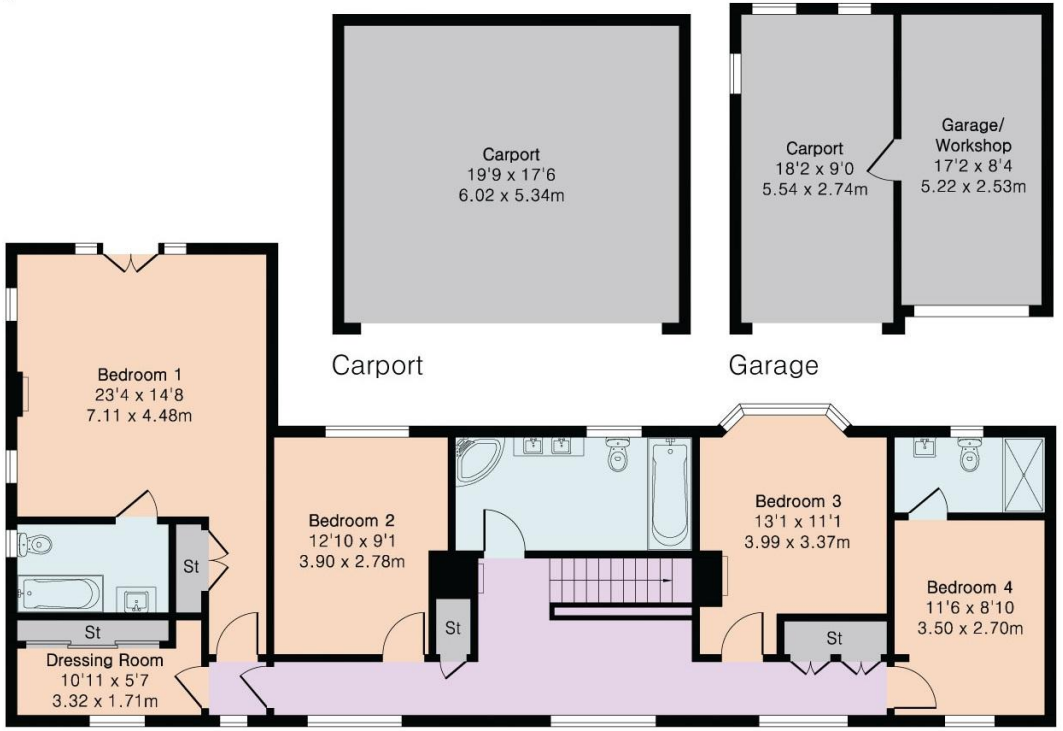
The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports. Close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

Approximate Gross Internal Area 2576 sq ft - 239 sq m
(Excluding Garage)

Ground Floor Area 1419 sq ft – 132 sq m
First Floor Area 1157 sq ft – 107 sq m
Garage Area 142 sq ft – 13 sq m



Ground Floor



First Floor

Carport

Garage

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

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