

2 ERICA COTTAGES

HINDHEAD • SURREY

2 Erica Cottages, Grove Road, Hindhead, Surrey, GU26 6QP

A charming character cottage, arranged over three floors and offering modern family accommodation, all within walking distance of the village centre. Off-road parking to the front, plus a lovely rear garden extending over 100 feet.

- Character mid terrace cottage which has been carefully modernised to provide a blend of contemporary family accommodation and character features within a terrace of only six.
- The front garden has been opened up to provide off-road parking, including an EV charge point, with steps leading up to the front door.
- Welcoming contemporary kitchen, fitted in 2019, with stylish drawer and cupboard storage in addition to integrated dishwasher, washing machine, fridge, oven and electric hob.
- Generous living room with newly laid carpet and a new wood burning stove with feature oven section above (perfect for toasting a snack on a cold winter's evening). A conservatory extension allows natural light to flood into the room taking advantage of its south facing aspect, a great open plan space for family life. Patio doors open directly onto the garden which is larger than one would expect and has been cleverly landscaped to offer multiple areas.
- To the 1st floor are two double bedrooms and a modern shower room.
- Also on this floor is a set of stairs that take you up to the 2nd floor which offers a 3rd double bedroom with eaves storage and lovely elevated views over the garden and into the distance.
- Fantastic enclosed south facing rear garden offering a generous space to relax or entertain in. Immediately adjacent to the house is a patio area, with a pathway leading down to a lawned area with greenhouse and shed, beyond which are several raised vegetable beds. Mature hedging and established shrubs provide an attractive backdrop along the length of the garden.
- Popular residential position, within walking distance of local shops, the village primary school and National Trust woodland. Convenient for easy access to the A3, with mainline rail services into London from either Haslemere or Farnham.



KEY INFORMATION

Character house
Modern kitchen, shower room and decor
Large garden
Driveway parking with EV charge point
Walking distance of village centre and local woodland

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Erica Cottages are a terrace of six character houses on Grove Road, a quiet residential road offering a mixture of period and character properties within walking distance of Beacon Hill shops and Primary School, as well as being close to local woodland and National Trust land. It is also well placed for access to Hindhead, Grayshott, Haslemere or Farnham.

Beacon Hill itself is a small, charming Surrey village surrounded by National Trust Land at The Golden Valley, Highcombe Edge and The Devils Punchbowl.

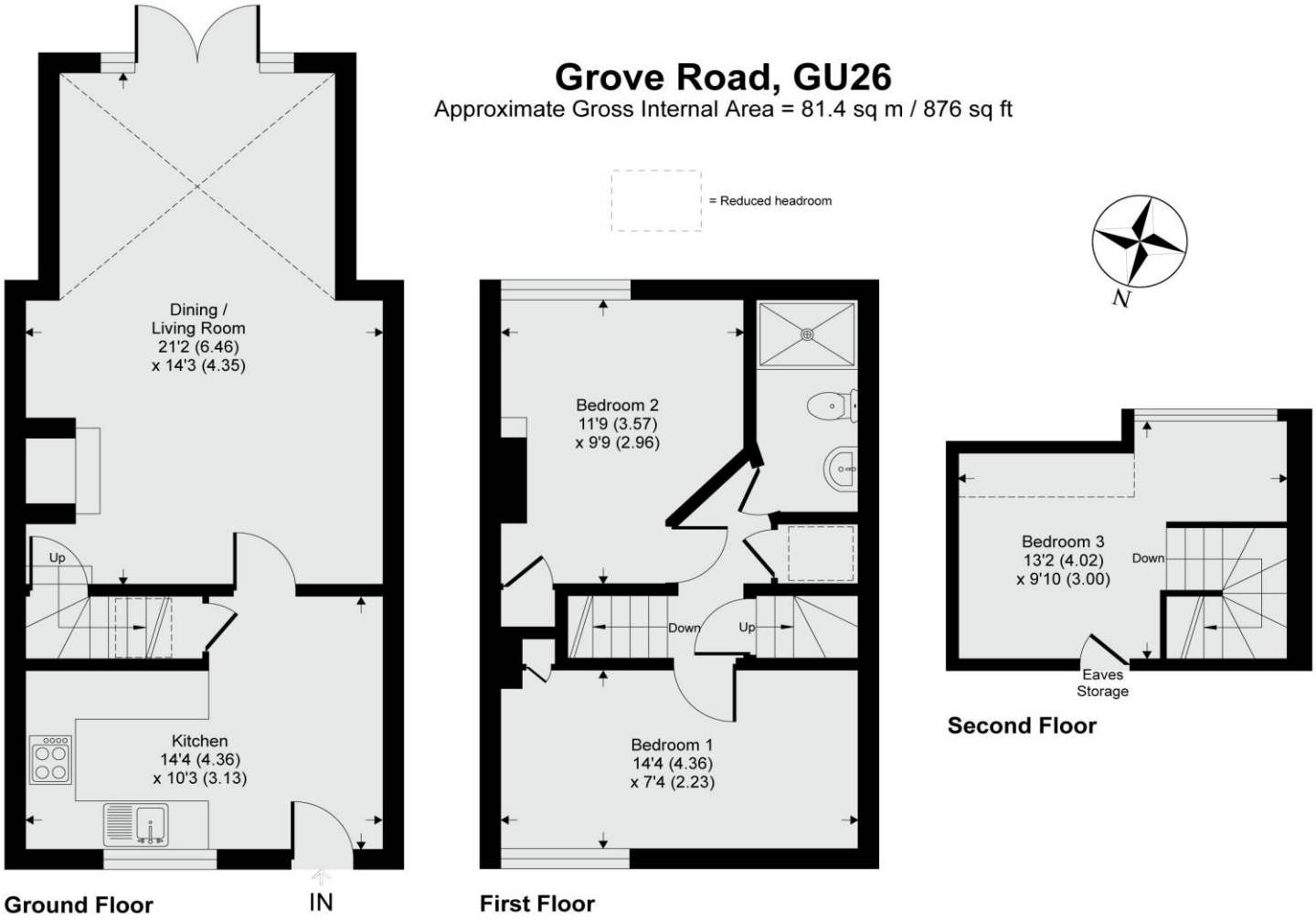
Regarding schooling, Beacon Hill primary school is within walking distance (catering for both infants and juniors), beyond this there is an exceptional choice of schools in the area, including St Edmund's and Amesbury as well as Brookham and Highfield in Liphook. Please ask for details of further school options. 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 neighbouring village of Grayshott offers a greater range of shops and services. There is easy access onto the A3 providing fast road links to London and the South Coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, restaurants, leisure facilities and other services.

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

Grove Road, GU26

Approximate Gross Internal Area = 81.4 sq m / 876 sq ft









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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