



CHEVIOT

HINDHEAD • SURREY

Cheviot, Linkside West, Hindhead, Surrey, GU26 6PA

Handsome character 1920's detached home in one of the most favourable positions within Linkside; enjoying South facing gardens within 1/3rd of an acre plot. Scope to extend STPP and or reconfigure if desired.

The house enjoys an elevated position within grounds of a third of an acre, which are mature, well stocked and provide a high degree of privacy to both the front and rear, as well as views over woodland and onto the fairway of the prestigious Hindhead Golf Course.

This charming detached house has been a beloved home for almost 40 years, and has been extended sympathetically during that time, with further scope to add a double garage.

Mature hedging and a single garage occupying a prominent position at the entrance to the property provide a high degree of privacy, with further driveway parking opening up beyond with separate pedestrian access.

A flight of steps flanked by floral beds leads down to the front door, and utility door (perfect for bringing in the shopping!) with pathways extending around the side of the house to the rear. The front door is an original, as are most of the internal doors, a lovely nod to it's origins.

Entering the house the dining room sits immediately in front of you, with an original brick fireplace (capped), hatch through to the kitchen and views onto the garden. To it's left is the formal sitting room, triple aspect with a lovely bay window to the rear, with a central open fire that is perfect for cosy winter evenings.

The hall extends past a useful WC to a modern family kitchen with tiled floor and granite worktops. There is a built in breakfast table alongside plenty of drawer and cupboard storage alongside integrated dishwasher and fridge. Completing the kitchen are a range cooker and original 1923 built in dresser. Tucked away off the kitchen is a cupboard housing the Worcester Bosch condensing boiler and passage leading through to a spacious utility room offering lots of storage with space and plumbing for white goods.

Further reception space can be found to the far side of the kitchen with a living/family room linking a study and large conservatory; really useful and versatile space to suit the ever changing needs of a growing family.

To the first floor are four bedrooms; the master bedroom being dual aspect with a dressing area (built in wardrobes) and a room ready to create a spacious en suite. Bedroom 2 is a generous double with built-in wardrobes, an en-suite shower and overlooks the rear garden and the third green on the golf course. The two further bedrooms share the family bathroom; a rear aspect double (with charming original ornamental fireplace, bay overlooking the garden and fitted wardrobe) and a single bedroom having aspect to the front garden. Also on this floor is the airing cupboard, access to the loft space and a useful storage room with fitted shelving.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The gardens have been lovingly tended and landscaped with well established planting including azaleas, acers and rhododendrons.

Adjacent to the house is a generous paved patio area, ideal for relaxing, dining or entertaining, with views over the garden, onto the golf course. There is a summerhouse, garden shed and external taps all very useful for a busy gardener. Beyond the initial lawn pathways meander down through the gardens herbaceous borders down to lower levels where a further shed and lawned area can be found.

Tenure: Freehold

EPC Rating: C

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](https://www.checker.ofcom.org.uk). Currently overhead copper broadband. Connection to fibre optic cabling is available in the road.





LOCATION

Linkside West is a quiet, wide tree lined road at the north end of which is pedestrian access to a 100 acre woodland area used by locals for dog walking and recreational purposes

Hindhead is a small, charming Surrey village surrounded by National Trust Land at The Golden Valley, Highcombe Edge and The Devils Punchbowl. It has a number of useful local shops and restaurants, with Hindhead Golf Course close by and Beacon Hill primary school being within walking distance (catering for both infants and juniors). There are additionally an excellent range of private schools within close proximity, please ask for more details.

Hindhead benefits from many acres of protected countryside ideal for walking and riding; The Devil's Punchbowl (being one) is a designated area of outstanding natural beauty and is within walking distance, as is Highcombe Edge, and The Golden Valley.

Within a short drive you can also enjoy Waggoners Wells, Ludshott Common and Hankley Common to name but a few, and Frensham Pond where sailing can also be enjoyed.

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.

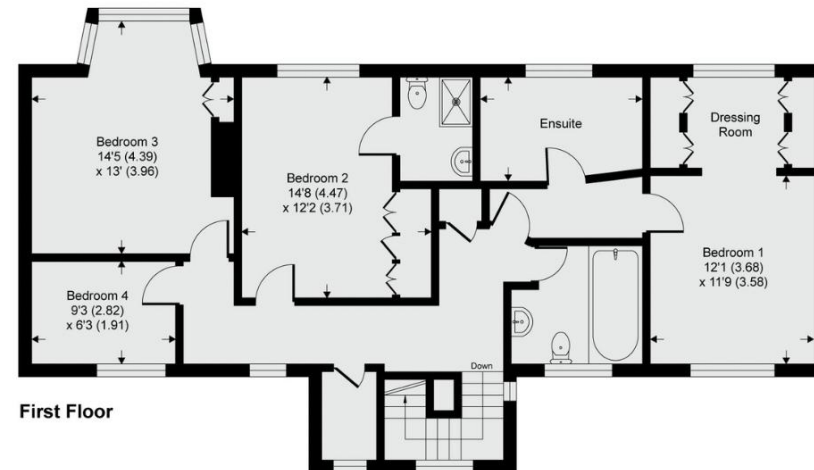
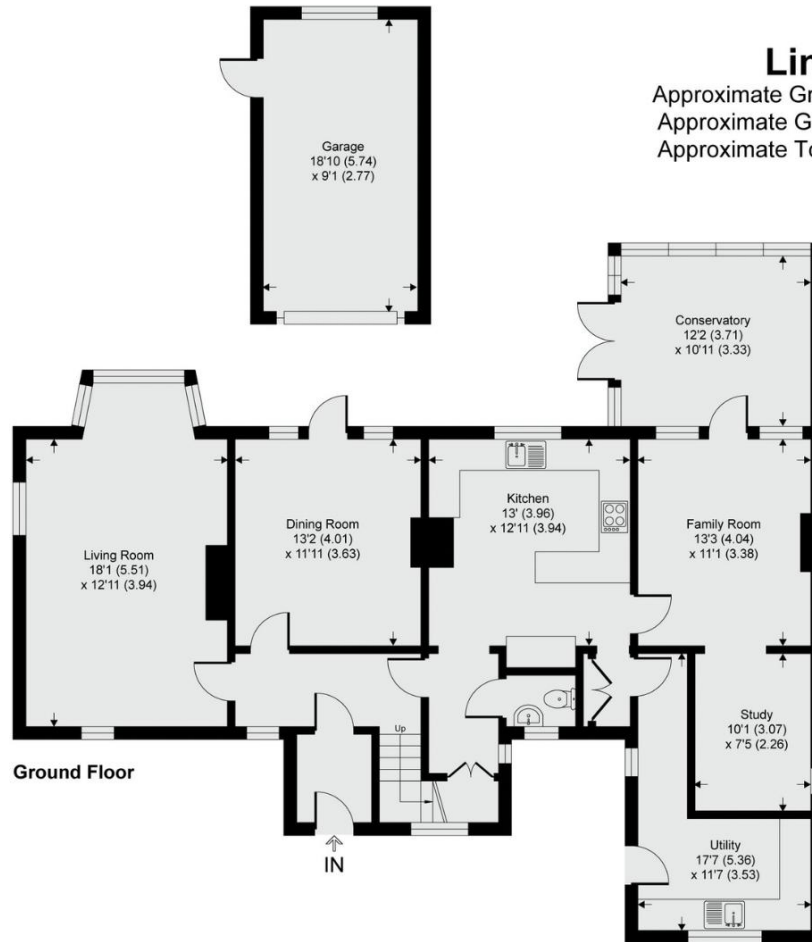


Linkside West, GU26

Approximate Gross Internal Area = 217.3 sq m / 2340 sq ft

Approximate Garage Internal Area = 17.2 sq m / 186 sq ft

Approximate Total Internal Area = 234.5 sq m / 2526 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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