

BIRCHES

GRAYSHOTT • HINDHEAD

Birches, 77 Kingswood Firs, Grayshott, GU26 6EX

Show home condition five bedroom detached family house, comprehensively remodelled and extended, in a level plot approaching 2/3rds of an acre in the highly desired Kingswood Firs area of Grayshott.

Occupying a generous plot, this exceptional family home has been comprehensively extended and remodelled by the current owner, creating **over 3,000 sq ft** of beautifully appointed accommodation. Every element has been approached with a careful eye for detail and contemporary styling, while considerable thought has also been given to the practical requirements of modern family life.

The crisp rendered façade creates an attractive first impression, approached across a substantial block-paved driveway with ample parking and a broad front lawn. The front door opens into a spacious **entrance hall**, from which the remarkable scale and quality of the accommodation immediately become apparent. Straight ahead lies the magnificent **kitchen/family/dining room**: an extraordinary open-plan space measuring approximately **34'4 x 27'10** and designed to form the social heart of the house. A large roof lantern draws natural light from above, while **ultra-wide sliding doors** create an almost uninterrupted, floor-to-ceiling view across the garden. Further sliding doors open directly onto the covered loggia, giving the entire room a wonderful connection with the outdoors and allowing family life and entertaining to flow seamlessly between the two spaces.

The kitchen itself combines striking contemporary design with exceptional functionality. A **vast island and breakfast bar** provides a natural gathering point, complemented by quartz worktops and an excellent range of integrated appliances including a Fisher & Paykel fridge/freezer, dishwasher plus Bora double oven and Bora induction hob with downdraft extraction. A Quooker tap, integrated waste storage and a **dedicated coffee station** concealed behind retractable doors add further refinement, while the extensive cabinetry provides an impressive amount of storage. Air conditioning and underfloor heating ensure comfort throughout the seasons. Supporting the kitchen is a **walk-in pantry** together with a particularly well-equipped **utility room**, offering extensive additional storage and space for laundry appliances. A laundry chute connects directly from the principal bedroom suite, while an external door leads to a thoughtfully designed dog-washing area with hot and cold water.

Accessed from the kitchen/family room is a **substantial home office**, fitted with built-in cupboards and air conditioning. Patio doors open onto the garden, making this an inspiring place from which to work, although its generous proportions would equally suit a playroom, music room or additional family room.

The **triple-aspect sitting room** provides a more intimate setting in which to relax. Characterful porthole windows, an open fireplace and garden access give the room a distinct identity, with patio doors opening directly onto the sheltered seating area beneath the loggia. The **final ground-floor reception room** offers valuable versatility. Currently arranged as a gym, it sits beside a beautifully finished shower room with a large enclosed shower with a rainfall shower head. Together, these rooms provide an **excellent option for a ground-floor bedroom suite**, ideal for guests, older children or multigenerational living. Underfloor heating extends throughout the ground floor, with the exception of the sitting room, reflecting the attention given not only to the appearance of the house but also to everyday comfort and efficiency.

A light and spacious landing connects the first-floor accommodation. The **principal bedroom** is a particularly impressive vaulted room, where **a full-height glazed elevation** frames leafy views across the garden. French doors open onto a south-facing **Juliet balcony**, while air conditioning and carefully considered mood lighting enhance the luxurious atmosphere. The adjoining **dressing room** includes the cleverly concealed laundry chute, and the **en suite** is finished with a large walk-in shower and underfloor heating.

Bedroom two is an excellent double bedroom with built-in wardrobes and its own en suite shower room, creating an ideal guest suite. **Two further double bedrooms** are served by a stylish **family bathroom** with underfloor heating, a generous bath, recessed display and storage shelving, a broad vanity basin and an illuminated mirrored cabinet incorporating charging points.



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OUTSIDE AND FURTHER INFORMATION

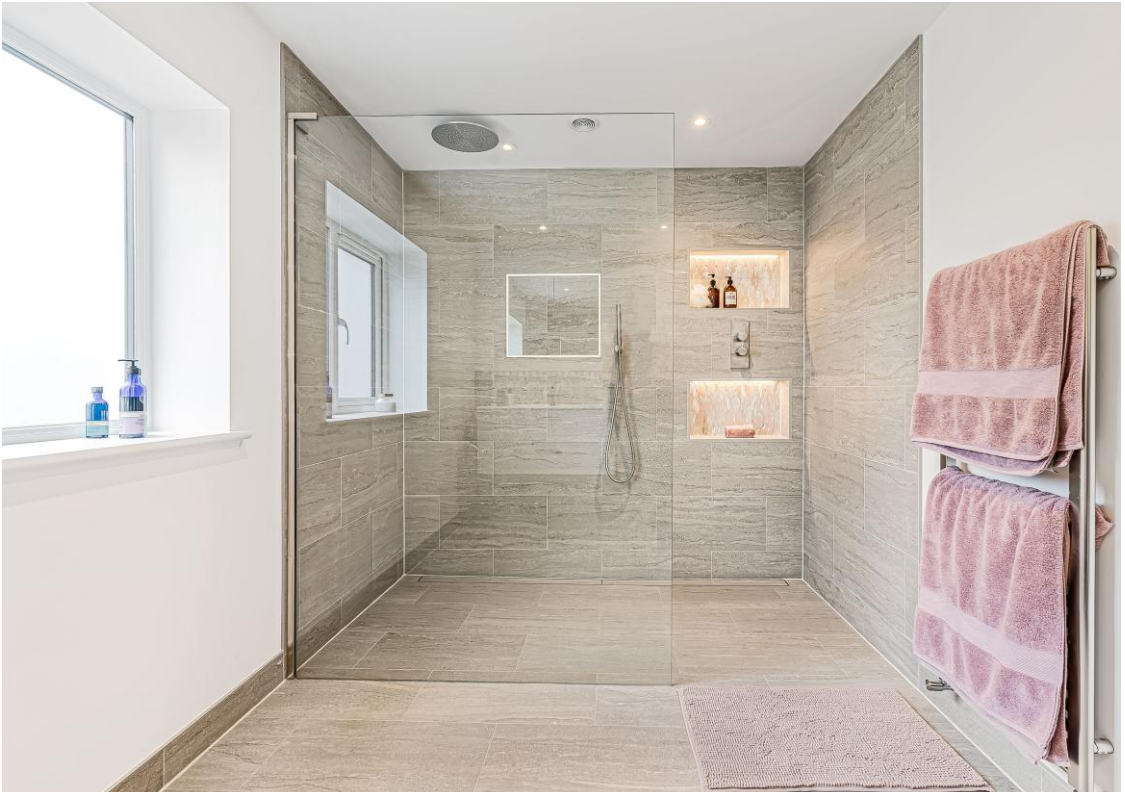
Outside, a broad terrace spans the rear elevation, providing several distinct areas for dining, lounging and entertaining. At one end, the terrace continues beneath an impressive loggia, attractively finished with a contemporary timber styled detailing, stylish lighting, outdoor power sockets and a large electrically operated opening roof lantern. This creates an outdoor room that can be enjoyed year round and would provide the perfect setting for a future outdoor kitchen.

Beyond the terrace, the substantial rear garden is arranged around a wide expanse of lawn, gradually extending into a private, lightly wooded area that gives the grounds a wonderful natural backdrop and plenty of privacy. At the far end of the plot the property benefits from rear access, a dropped curb and spacious garage offering space for garden and equipment storage. Collectively the grounds extend to approximately 0.61 acres.

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: Superfast fibre broadband is available and currently connected**.** Visit checker.ofcom.org.uk













LOCATION

Kingswood Firs is a highly desired area on the fringe of Grayshott Village, woodland backdrops exist for many of the properties, which are largely detached dwellings in substantial plots offering a high degree of privacy from neighbours. Within walking distance is access onto National Trust land which extends onto Waggoners Wells, Ludshott Common and Bramshott Common, with The Devils Punchbowl nearby too. Within a few moments drive you can be on the A3, offering access to London and the South Coast, links to both Gatwick and Heathrow can be made within the hour.

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.

Grayshott Primary school incorporates both infants & juniors; with PK pre-school adjoining. Bohunt, Woolmer Hill and Weydon, are all excellent state secondary schools in close proximity. Regarding schooling, there is an exceptional choice of private schools in the area, including St Edmund's, Amesbury at Hindhead as well as Highfield and Brookham in Liphook and Frensham Heights in Frensham. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Bedales and Cranleigh School slightly further afield.

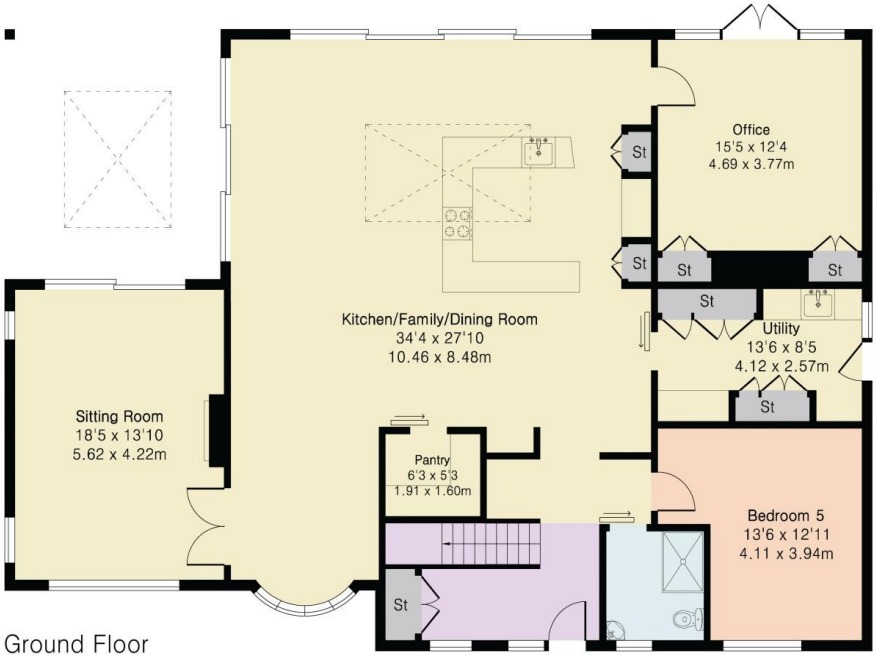
Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. Further sporting facilities include racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester Harbour.

The larger towns of Haslemere & Farnham are close by, offering high street shopping & main line rail services to London in less than an hour.

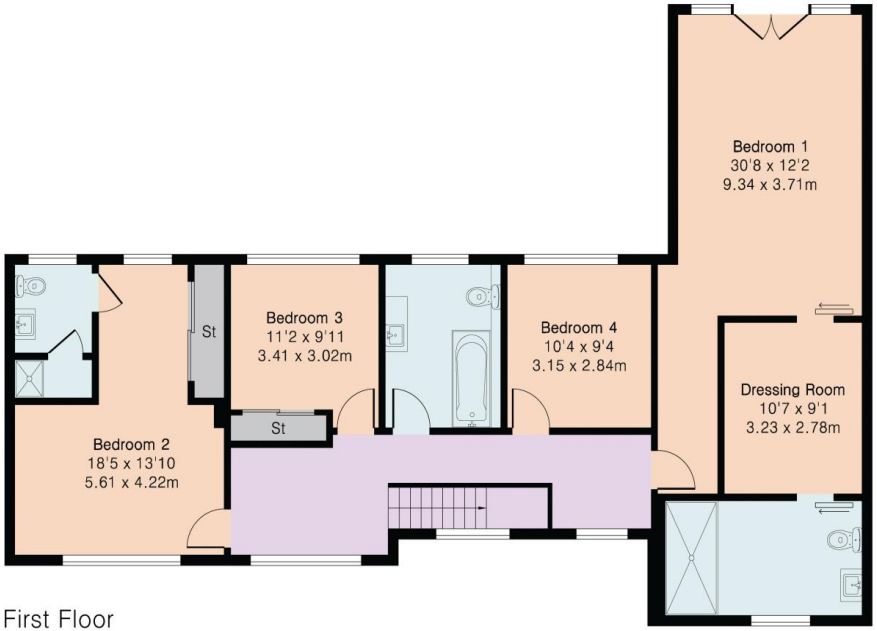
Approximate Gross Internal Area 3074 sq ft - 286 sq m

Ground Floor Area 1825 sq ft – 170 sq m

First Floor Area 1249 sq ft – 116 sq m



Ground Floor



First Floor

PINKPLAN

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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