



BILBERRY WOODS

HINDHEAD • SURREY

Bilberry Woods, Moorlands Close, Hindhead, Surrey, GU26 6SY

Handsome character detached house situated within surrounding grounds in a quiet position off a private road, behind gated access. Offered with no onward chain.

Originally known as The Old Coach House, Bilberry Woods has been thoughtfully converted into a striking detached family home extending to over 3,200 sq ft. Occupying approximately 0.7 acres of mature grounds, the property combines generous proportions, distinctive character and exceptional flexibility, all within walking distance of the National Trust's Devil's Punchbowl, The Golden Valley, Hindhead Commons and a range of local amenities.

Approached via a generous driveway providing extensive parking, the attractive façade immediately hints at the property's heritage, whilst mature trees and established boundaries create a wonderful sense of privacy. The enclosed walled courtyard garden offers an elegant welcome, centred around a decorative fountain and providing a peaceful setting for outdoor entertaining before the gardens continue around the house into expansive lawned grounds.

A substantial entrance hall creates a dramatic first impression and provides access to the principal reception rooms as well as a ground floor cloakroom/laundry area. A beautiful solid oak staircase rises to the first floor accommodation.

The 24' dining room is perfectly suited to both formal entertaining and everyday family life. Rich timber panelling, bespoke illuminated display cupboards with mirrored backs offering extensive integrated storage, create a wonderfully atmospheric room, complemented by oak herringbone flooring and sliding doors opening directly onto the courtyard garden. The vaulted kitchen has been individually crafted with an extensive range of bespoke oak cabinetry complemented by granite worktops. A central island provides seating and additional preparation space and storage, whilst integrated appliances include a double oven, six-ring gas hob and dishwasher, creating an ideal environment for both everyday cooking and entertaining.

Across the hall, the impressive triple aspect sitting room is flooded with natural light through elegant arched windows and full-width patio doors overlooking the courtyard. Oak herringbone flooring continues throughout this 30' room, whilst a feature fireplace incorporating an electric fire provides an attractive focal point.

Completing the ground floor is a highly versatile third reception room overlooking the rear gardens, complete with its own en suite shower room. Equally suited as a home office, fifth bedroom, guest suite or accommodation for a dependent relative, it offers excellent flexibility for changing family requirements.

The first floor continues to impress with exceptionally generous bedroom accommodation. The principal bedroom is a magnificent triple aspect suite of impressive proportions, featuring twin double wardrobes and integrated storage plus a fully tiled en suite shower room.

A second substantial double bedroom benefits from four deep fitted wardrobes together with a modern en suite shower room, whilst a further generous rear-facing double bedroom enjoys an entire wall of fitted wardrobes. Bedroom four offers excellent flexibility as either a double bedroom or study, served by a luxurious family bathroom complete with corner bath, separate shower enclosure, twin wash basins with vanity storage and fully tiled walls.

Combining period character with generous contemporary living space, Bilberry Woods presents a rare opportunity to acquire a substantial and highly individual family home in one of Hindhead's most sought-after settings, perfectly positioned to enjoy both the surrounding countryside and the excellent local amenities on foot including two cafe's, 24 hour M&S Simply Food store, The Devils Punchbowl Hotel bar and restaurant and a small parade of shops. Nearby Grayshott village and Haslemere town offer more substantive services close by.



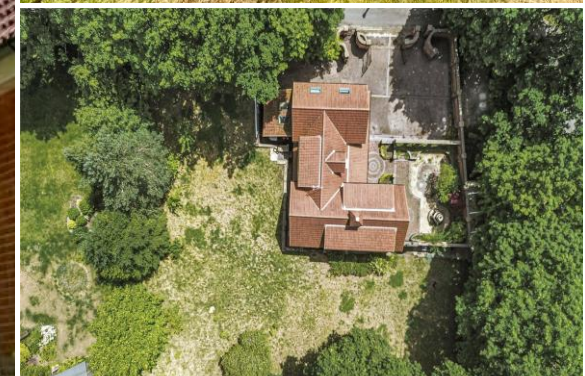
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OUTSIDE AND FURTHER INFORMATION

Outside, the gardens are a particular feature of the property, extending to approximately 0.7 acres. The formal walled courtyard enjoys a wonderful degree of privacy, whilst beyond, extensive lawned gardens framed by mature trees provide a peaceful backdrop and ample space for family recreation or future landscaping. A useful lean-to garden store with power provides excellent practical storage, whilst the enclosed rear garden offers spacious environment for both children and pets.

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 and drainage. Oil central heating to radiators **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Private Road: No known costs in 30 years of ownership, the current owners have never been asked to contribute towards upkeep of the road.





LOCATION

Situated along a long private drive off the historically prominent Tower Road in the heart of Hindhead, within easy access of the nearby Golden Valley and miles of open countryside in The Devils Punch Bowl, (which is a designated area of outstanding natural beauty) providing excellent opportunities for walking and riding within National Trust heath and woodland.

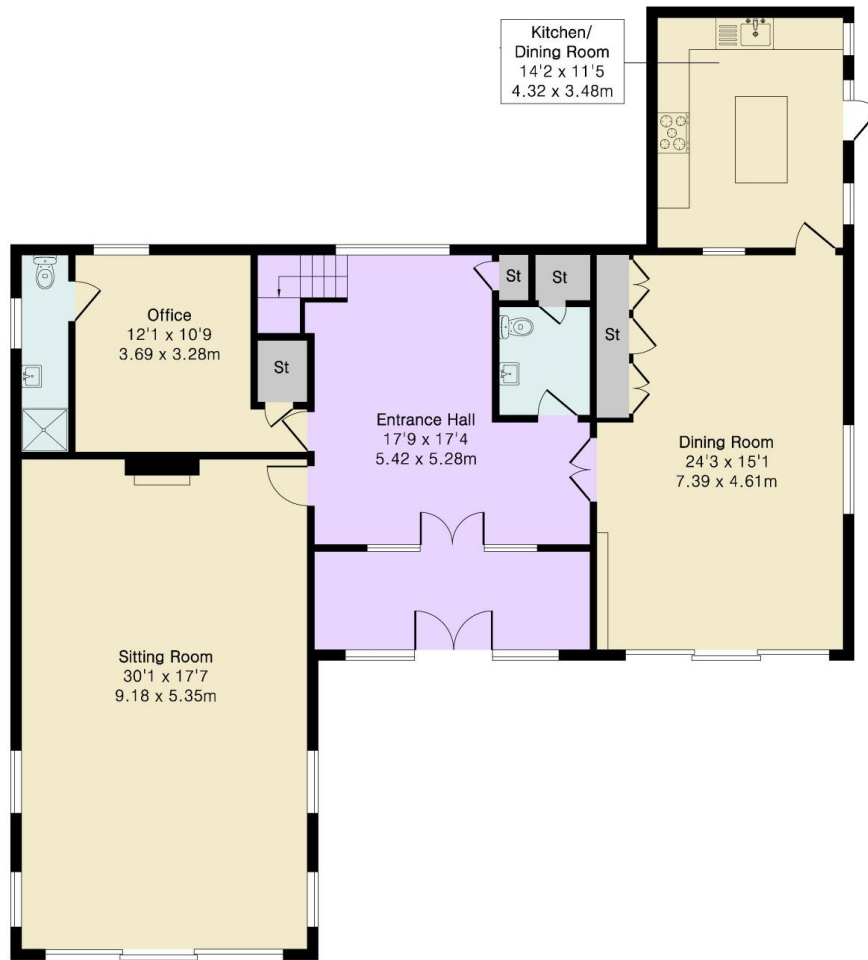
Hindhead is a small historic village, with a cluster of shops and cafe's, situated between the larger towns of Farnham and Haslemere, both of which offer good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports.

Hindhead benefits from many acres of protected countryside; The Devil's Punchbowl (being one) is a designated area of outstanding natural beauty. A selection of shops and services, including local primary schools and pre-schools can be found in Beacon Hill, Grayshott or Weyhill. Bohunt and Woolmer Hill are both excellent state schools in close proximity. There is an exceptional choice of schools in the area, including St Edmund's and Amesbury at Hindhead, as well as St Ives in Haslemere, Highfield and Brookham in Liphook and Frensham Heights in Frensham. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley.

Grayshott village is within a mile, 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.

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 centre of Guildford is 15 miles away, with an excellent range of leisure, sports, entertainment and dining facilities as well as Guildford Cathedral.

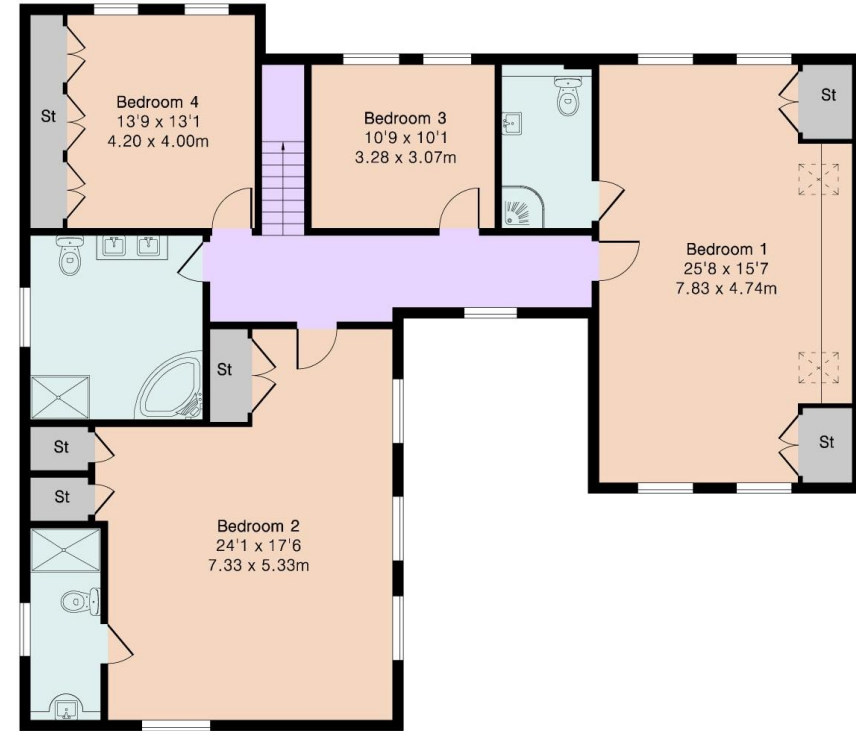


Ground Floor

Approximate Gross Internal Area 3240 sq ft - 301 sq m

Ground Floor Area 1713 sq ft – 159 sq m

First Floor Area 1527 sq ft – 142 sq m



First Floor



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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