



S

UPPER FIELDE

HINDHEAD • SURREY

Upper Fielde, 9 Baskerville Drive, Hindhead, Surrey, GU26 6GD

Immaculately presented detached home in a tucked away position at the end of a quiet private road; home to only 10 prestigious houses. Level sunny gardens which have been considerably landscaped with the addition of a garden room.

2,452 sq feet of versatile and spacious accommodation greet you the moment you enter the front door with added benefit of a luxury garden room and integral double garage.

A wide tree lined driveway forms the approach to this bespoke development of only 10 prestigious homes built by Structure Group in 2022 with a focus on comfort and modern day living, built in harmony with its' natural surroundings; particularly noted at this home which enjoys a tucked away position at the far end of the road backing onto a woodland outlook. The house was built to a high standard and has only been enhanced by the current owner with a stunning orangery extension and landscaping of the gardens.

There is formal driveway parking for two vehicles with EV charge point in situ leading up to the double garage, the owner has extended this to provide further parking for two cars. This is in addition to visitor parking within Baskerville Drive.

Entry to the house is into a wide and spacious entrance hall with real wood flooring; natural light floods in through the large window accompanying the stairs to the first floor. To the end of the hall is an attractively decorated cloakroom with part panelled walls.

Your formal sitting room is an attractive dual aspect room with large bay overlooking the rear garden encompassing patio doors directly onto a paved terrace. Centrally there is a panelled chimney housing a log burning stove; ideal for cosy evenings. The house enjoys underfloor heating throughout but this is a lovely cosy winter benefit. Facing onto the front garden is a 2nd reception room, currently used as a study.

Stretching the full length of the right-hand side of the house from front to back, an impressive 36'7" open-plan kitchen, dining, family room serves as the home's true centrepiece. The kitchen is exceptionally well equipped with extensive storage, a large central island and integrated twin sink with Quooker tap, fridge, freezer, wine fridge, dishwasher, and Miele hob, oven and a combi/microwave oven. The dining area enjoys a vaulted ceiling and can accommodate the largest of tables, perfect for entertaining and hosting parties and celebrations such as Christmas. The owner has added a stunning orangery with large roof lantern, bespoke designed and installed by Goodwood Orangeries and conservatories with the highest level of attention to detail, including fitted electric roof blind. This family area enjoys almost panoramic views over the garden, with doors onto the garden. Off the kitchen is a useful utility offering additional storage washing machine and tumble dryer plus butlers sink with pull out spray tap; it also provides internal access into the garage.

Moving to the first floor the first bedroom you approach is the principal suite which is a lovely double overlooking the rear garden and woodland behind which benefits from a walk in wardrobe and en suite shower room with twin sinks, de misting mirror and walk in shower. There is a further rear aspect double with en suite shower room and built in wardrobe, a front aspect double with built in wardrobe and access to a large eaves storage area, and a generous single 4th bedroom. A contemporary fully tiled family bathroom completes the accommodation.

Balance of a Buildzone warranty will be transferred to the new owner.

In addition to their own private gardens, the residents also enjoy attractive well maintained communal gardens and a small recreation area designed for younger children. The name Baskerville Drive is a nod to Hindhead being the historical home of Sir Arthur Conan Doyle and his literary creation of Sherlock Holmes and the Hound of the Baskerville.



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OUTSIDE AND FURTHER INFORMATION

Situated in over a third of an acre of level surrounding grounds, with gardens that have been transformed by the vision of the current owner from a bland new build lawn to the vibrant and flourishing well stocked setting enjoyed today with something for every season. The summer garden enjoying lush lawns and it feels like hundreds of flowering roses alongside packed herbaceous borders. Adjacent to the house is a large paved terrace, perfect for entertaining and dining, with a further gravel patio area (which would also make an ideal spot for children's play equipment due to it's tucked away position). There is a stunning garden room with power and air con, a greenhouse and raised vegetable beds, providing a garden with something for everyone. Concealed beneath the lawn is a 3,000 litre water tank which collects rainfall for you to use for summer watering. Viewing recommended to appreciate all the nuances of this outdoor space.

Tenure: Freehold

EPC Rating: B

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, under-floor heating via air source heat pump heating and private drainage.

Broadband and Mobile services: Visit checker.ofcom.org.uk (Ultra) full fibre available

Private Road: Baskerville Residents Management Co. Annual service charge - £1,300. Covering pumping station, electric gates, lighting, communal gardening and children's play area.







LOCATION

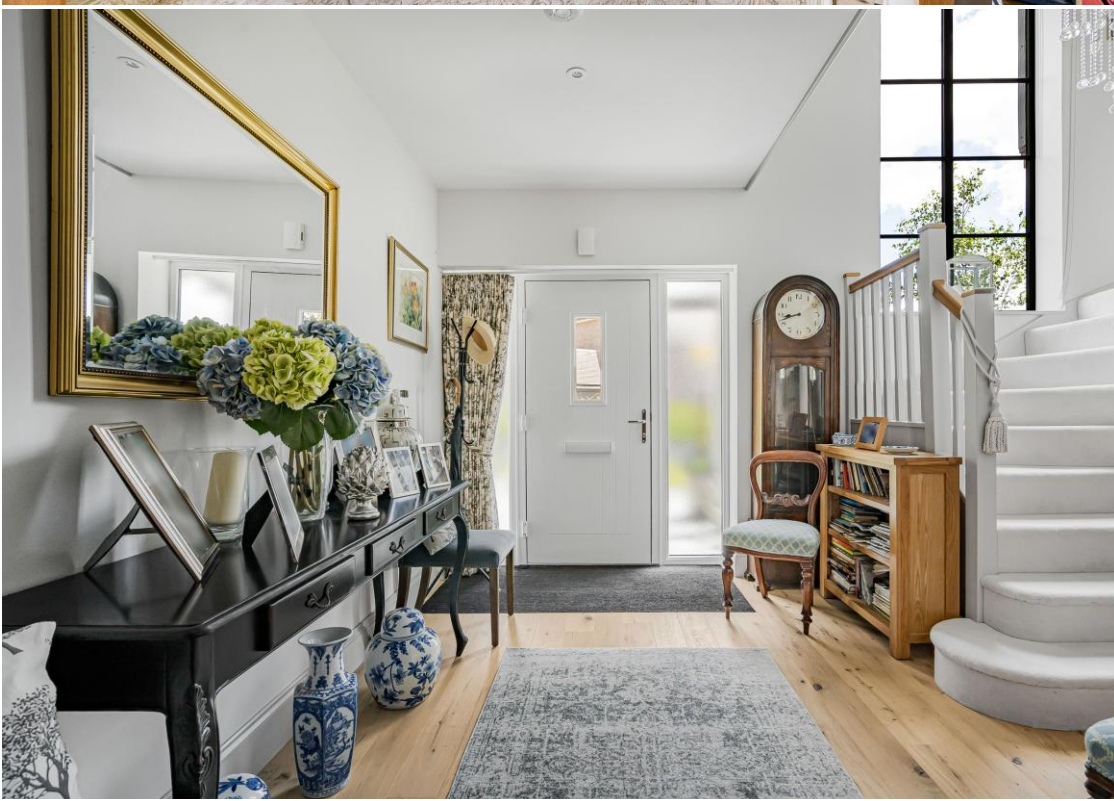
An exclusive private road of only 10 substantial houses designed to incorporate beautiful exterior design, luxuriant landscaping and decorous interior finishes to create stunning and unique homes. A gated development with attractive communal areas including a children's play area.

Situated on the edge of a delightful rural area skirting the villages of Bramshott and Hindhead; upon the edge of acres of National Trust woodland at Bramshott and Ludshott Commons (which were formerly part of the Royal Forest of Woolmer), suitable for walking and riding.

Facilities are available in Liphook and Haslemere offering a wide range of independent shops, cafes, restaurants and pubs in addition to supermarket's (Sainsburys, Tesco's, Waitrose and Marks and Spencer's food hall). They offer railway stations with services into London in less than an hour. The village of Grayshott offers a surprisingly wide range of shops and services and is slightly closer. Golf and Leisure facilities are available close by at Griggs Green or Hindhead.

For families, the property is well-situated with excellent state and private schools nearby, including Grayshott Primary School, Liphook Infants and Juniors, Woolmer Hill and Bohunt Secondary Schools, Amesbury, St Edmunds and Highfield and Brookham. Further schooling options are available on request. Within a few minutes walk of the house are acres of countryside walks at Bramshott Common (the National Trust woodland at Bramshott and Ludshott Commons were formerly part of the Royal Forest of Woolmer).

The A3 close by offers excellent commuter links; Gatwick, Heathrow and Southampton airports are all within an hour.





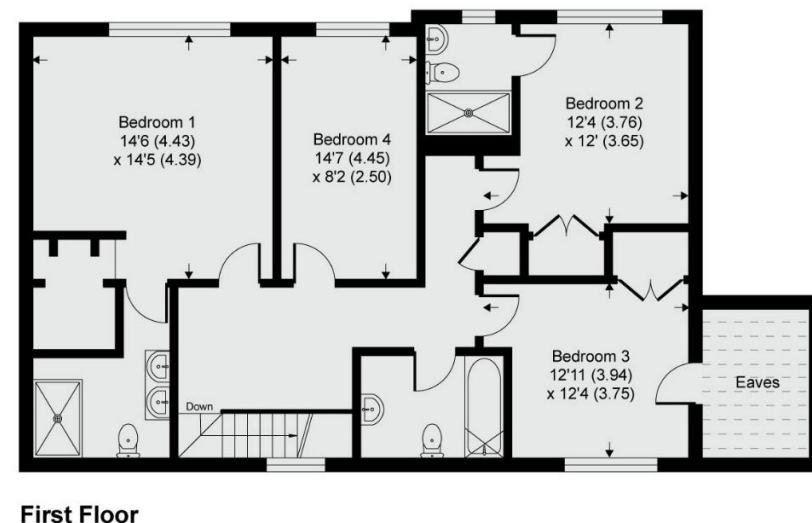
Baskerville Drive, GU26

Approximate Gross Internal Area = 227.7 sq m / 2452 sq ft

Approximate Garage Internal Area = 35.2 sq m / 379 sq ft

Approximate Outbuilding Internal Area = 15 sq m / 162 sq ft

Approximate Total Internal Area = 277.9 sq m / 2993 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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PRESTIGE HOMES

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