

TREETOPS

HINDHEAD • SURREY

Treetops, 16 Hillgarth, Hindhead, Surrey, GU26 6PP

Handsome detached executive house in an exclusive private road in the heart of Hindhead, close to National Trust lands.

Offered with no onward chain.

"Set within an exclusive private road in the heart of Hindhead, Treetops is an impressive detached family residence occupying mature grounds of approximately half an acre.

Enjoying a peaceful and highly private setting, the property combines generous family accommodation with easy access to Beacon Hill, Hindhead village amenities and National Trust woodland and heathland at the end of the road.

A sweeping gravel driveway creates an excellent sense of arrival and provides extensive parking for several vehicles alongside a detached garage and adjoining garden store.

The welcoming entrance hall leads through to a superb triple-aspect sitting room with bay window, central fireplace and sliding doors opening onto the rear gardens. A formal dining room also enjoys garden views, while a further reception room offers excellent flexibility as a study, family room or playroom.

The spacious kitchen/breakfast room overlooks the gardens and is fitted with a comprehensive range of storage and integrated appliances, with a snug and separate utility room beyond.

Upstairs, a generous galleried landing leads to four double bedrooms, all with built-in wardrobes. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom.

The mature rear gardens are a particular feature, offering a high degree of privacy and an ideal setting for family life and outdoor entertaining.



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OUTSIDE AND FURTHER INFORMATION

The house sits in grounds of approximately half an acre, enjoying level landscaped gardens to both the front and rear. To the rear the garden is predominantly laid to lawn with well stocked borders and a patio area adjacent to the house. Mature tree's, shrubs and hedging offers a high degree of privacy.

Please note the photos are taking prior to the start of a tenancy at the property, but offer a good representation of the house and accommodation on offer.

Tenure: Freehold **EPC Rating:** D **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

Private Road: Residents Management Company; Hillgarth Residence Association. Annual service charge of £420













LOCATION

Hillgarth is a Private Road, and home to 24 handsome executive detached houses, all with generous surrounds. This highly regarded cul-de-sac is 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 Haaslemere, Brookham and Highfield in Liphook and Frensham Heights in Frensham. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley.

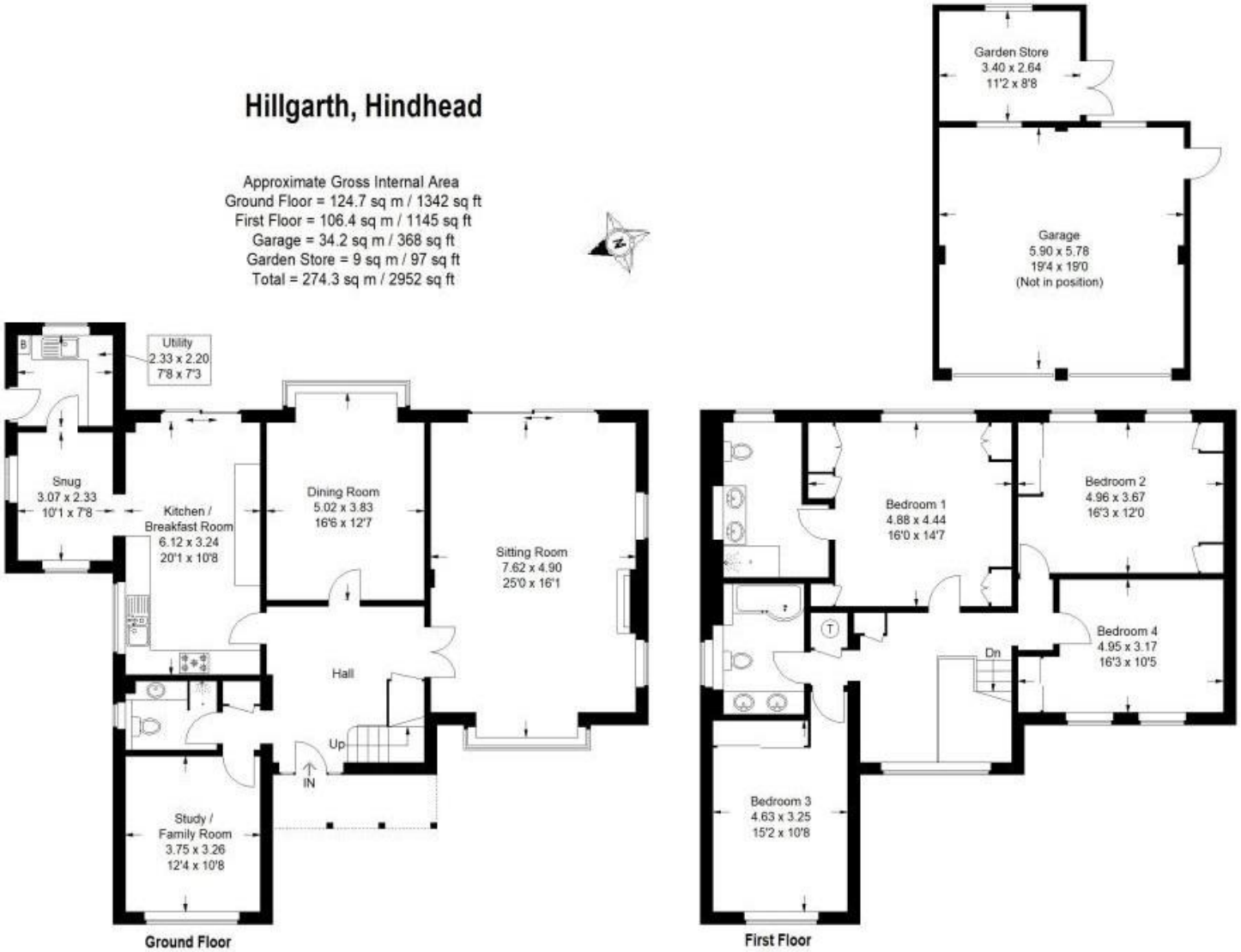
Grayshott village is within 2 miles, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club.

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.

Hillgarth, Hindhead

Approximate Gross Internal Area
Ground Floor = 124.7 sq m / 1342 sq ft
First Floor = 106.4 sq m / 1145 sq ft
Garage = 34.2 sq m / 368 sq ft
Garden Store = 9 sq m / 97 sq ft
Total = 274.3 sq m / 2952 sq ft



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1159968

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