

RIDGEWAYS

HINDHEAD • SURREY

Ridgeways, Tower Road, Hindhead, Surrey, GU26 6SL

Impressive, characterful, beautifully cared for family home offering incredible space and versatility including a cellar and second floor guest suite, all within surrounding grounds.

Set within mature grounds extending to over half an acre, Ridgeways is an exceptional late Victorian residence of remarkable character, offering over 5,000 sq ft of beautifully balanced accommodation including a detached double garage, extensive storage and an outstanding second floor guest suite. Dating from 1897 and believed to have been built as an elegant weekend retreat during Hindhead's emergence as a fashionable escape from London, the house reflects many of the principles of the Arts and Crafts movement. It was created at a time when notable figures including Sir Arthur Conan Doyle and George Bernard Shaw were establishing homes in what became affectionately known as "Little Switzerland", drawn by the area's invigorating air, spectacular scenery and timeless appeal.

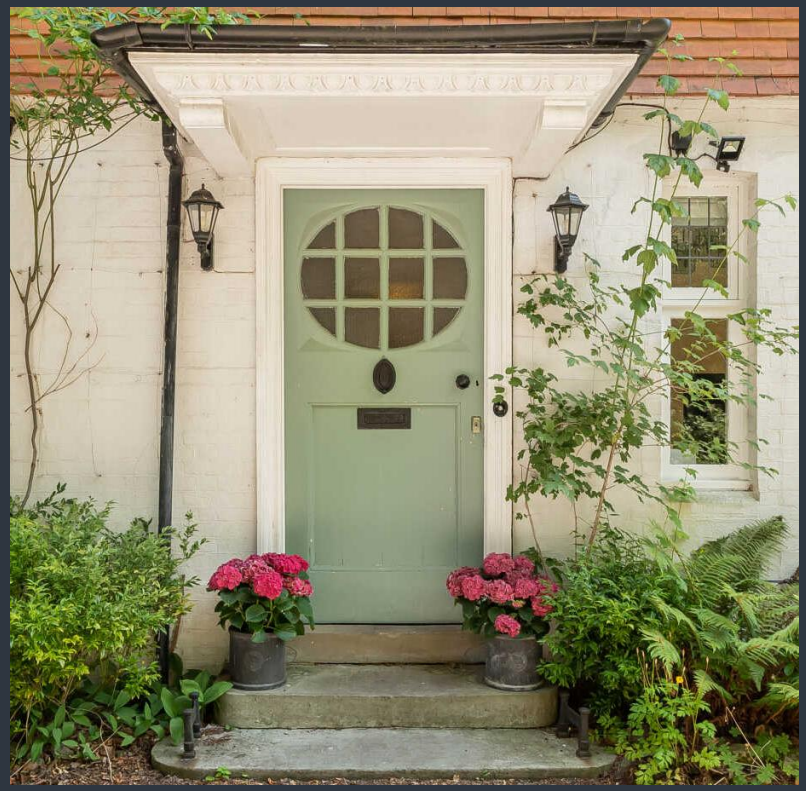
Beautifully maintained and sympathetically enhanced by the current owners, Ridgeways effortlessly combines period elegance with thoughtful modernisation, creating a home equally suited to refined entertaining, busy family life and multi-generational living.

Approached through mature, established front gardens which provide an excellent degree of privacy, a sweeping driveway offers extensive parking and turning space before arriving at a detached double garage with twin electric doors, generous loft storage above with two useful attached stores at the rear.

An original front door opens into a welcoming entrance porch before leading into an impressive reception hall where recently laid Oak flooring immediately sets the tone. This elegant central space provides access to the principal reception rooms, cellar and upper floors whilst perfectly showcasing the scale and craftsmanship found throughout the house.

Positioned to the front are two principle reception rooms, both enjoying attractive bay windows and wonderful natural light. The elegant dual aspect sitting room centres around a handsome fireplace fitted with a log burning stove, whilst glazed bay doors open directly onto the gardens. Across the hall, the formal dining room is equally impressive, retaining its original fireplace and distinctive bay window, providing a superb setting for both everyday family meals and larger gatherings.

To the rear, a highly versatile third reception room enjoys a box bay with French doors opening onto the garden and currently serves as an excellent home office, although equally suited as a family room, music room or children's playroom.



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Undoubtedly the heart of the home is the magnificent 25-foot kitchen, beautifully designed and installed by Farnham Furnishings. Bespoke cabinetry is complemented by an extensive central island incorporating a breakfast bar, whilst a comprehensive range of integrated appliances includes a large induction hob, oven, combination microwave oven, warming drawer, dishwasher, wine fridge, full-height larder refrigerator, half-height fridge/freezer and Quooker boiling water tap. Ceramic flooring with underfloor heating flows seamlessly into the adjoining family area where integrated Sonos speakers create the perfect environment whether enjoying relaxed family breakfasts or entertaining on a much larger scale. Wide patio doors connect effortlessly with the gardens beyond.

Practicality has been equally well considered, with the kitchen leading into a generous utility room, boot room and external store; ideal for muddy boots, coats and four-legged companions after exploring the countless surrounding woodland and bridleways that make this part of Hindhead so desirable.

Completing the ground floor is a rear lobby and cloakroom, beautifully finished with William Morris' iconic *Willow Bough* wallpaper, first designed in 1887, providing a wonderfully appropriate tribute to the home's Victorian heritage.

Beneath the house lies an impressive 29-foot cellar, naturally cool throughout the year and ideal for wine storage. Subject to the necessary consents and tanking, this substantial space also presents exciting potential for further accommodation or recreational use.

The first floor continues to impress, centred around a spacious landing with a delightful library area. A particularly notable feature is the external staircase accessed from the half landing, allowing independent access to the second floor and significantly enhancing the property's flexibility for annexe accommodation, staff quarters or independent guest accommodation.

The principal bedroom is an elegant retreat enjoying an attractive bay window, extensive fitted wardrobes and a luxurious en suite bathroom by Farnham Bathrooms featuring twin wash basins, a freestanding roll-top bath and separate walk-in shower. Bedroom two is equally generous, benefiting from an extensive wall of fitted wardrobes and its own spacious en suite bathroom. Two further double bedrooms occupy the first floor, one currently arranged as a study with character fireplace, and are served by a well-appointed family shower room positioned alongside an exceptionally large linen cupboard.

The second floor elevates Ridgeways into an altogether different category of family home. Designed to function almost as a self-contained apartment, the accommodation comprises two further double bedrooms, both with fitted wardrobes and useful eaves storage, a contemporary bathroom and a superb studio incorporating a sitting area and kitchenette. Whether accommodating extended family, visiting guests from overseas, an au pair, live-in staff, teenagers seeking greater independence or those wishing to create an inspiring home office suite, the possibilities are extensive and only limited by imagination.











OUTSIDE AND FURTHER INFORMATION

Outside, beautifully established gardens wrap around the property, providing complete enjoyment throughout the seasons. Sweeping lawns are framed by mature specimen trees and colourful herbaceous borders, creating an atmosphere of peace and privacy rarely found. A generous patio provides the perfect setting for summer entertaining, whilst the hot tub, summerhouse and numerous secluded seating areas ensure there is always a quiet corner in which to relax and appreciate this exceptional setting.

Tenure: Freehold **EPC Rating:** D **Council Tax Band:** H (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 Drive: Ridgeways owns the drive which also offers right of access to two further dwellings.















LOCATION

Tower Road is characterised by generous plots nestled amongst similarly prestigious properties, on a historically important road that is home to a mixture of property styles and ages.

Hindhead is a small historic village, with a cluster of shops and cafe's, benefitting from many acres of protected countryside; 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. A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. The property is well-situated with several other excellent state and private schools nearby, including Grayshott Primary School, Liphook Infants and Juniors, Woolmer Hill and Bohunt Secondary Schools. Amesbury, St Edmunds, St Ives and Highfield and Brookham are close by with Seaford College, King Edwards, Priorsfield, Charterhouse, Barrow Hills and St Catherine's within an easy drive.

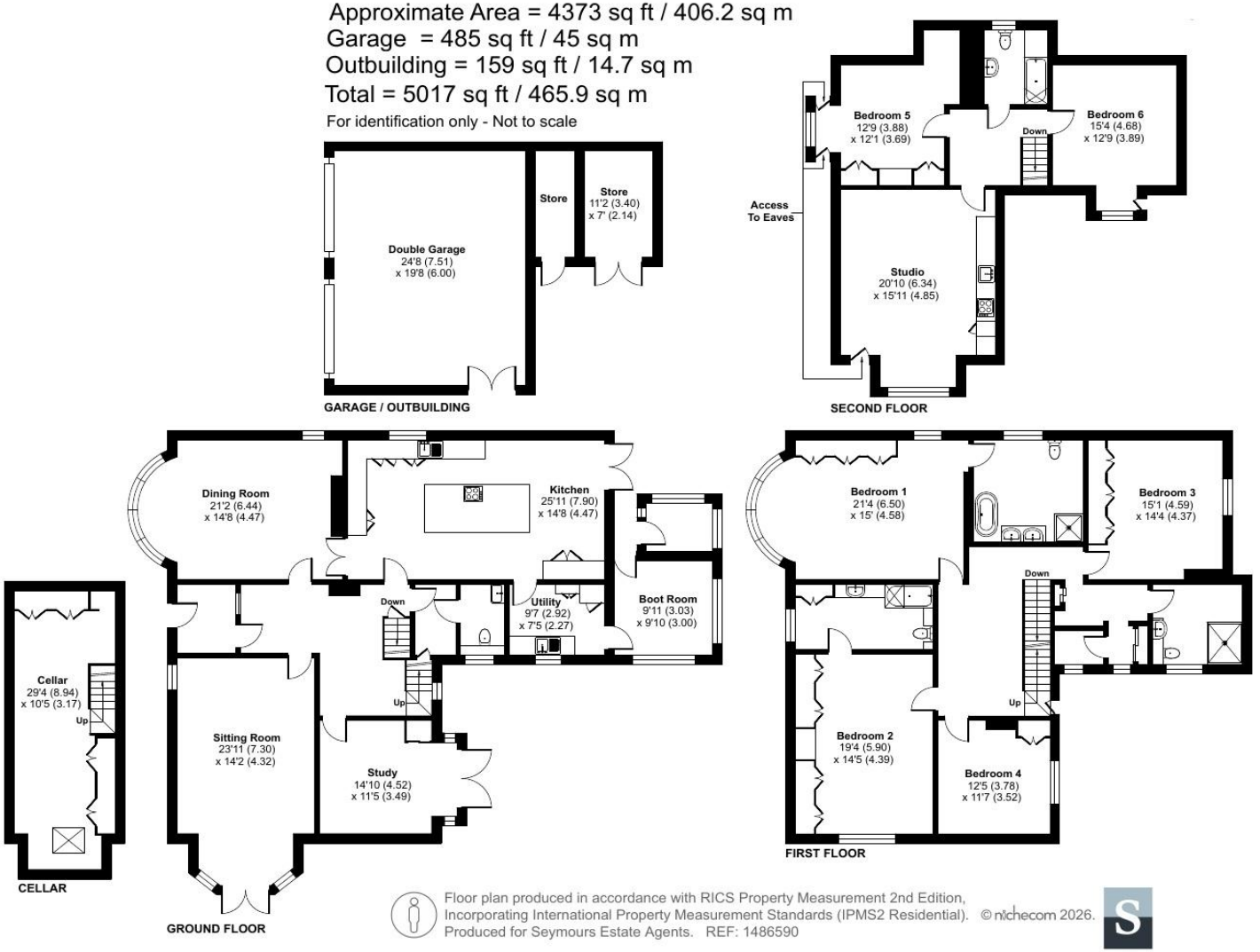
Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. Other sporting facilities include racing at Goodwood and Fontwell, Polo at Cowdray Park, and sailing on Frensham Ponds and from Chichester Harbour. In Farnham you also benefits from a David Lloyd Health Club and Hylands Padel & Pickleball Centre.

Further facilities are available in Liphook, Farnham 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) and high street shopping. They also 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.

The A3, within a few minutes drive, offers excellent commuter links to London and the South Coast. Gatwick, Heathrow and Southampton airports are all within an hour.

Ridgeways, Tower Road, Hindhead, GU26

Approximate Area = 4373 sq ft / 406.2 sq m
Garage = 485 sq ft / 45 sq m
Outbuilding = 159 sq ft / 14.7 sq m
Total = 5017 sq ft / 465.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seymours Estate Agents. REF: 1486590

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