



WEATHEROAK

GRAYSHOTT • HINDHEAD

Weatheroak, The Avenue, Grayshott, Surrey, GU26 6JS

*Detached three bedroom village centre bungalow
providing both driveway parking and level rear garden.
Offered with no onward chain.*

Enjoying a wonderful position in the very heart of Grayshott, tucked away within a quiet no-through road lined with attractive character homes, Weatheroak is a detached bungalow offering bright, well-proportioned accommodation, a private sunny rear garden and the convenience of single-storey living with village amenities just a short stroll from the front door. The property also benefits from a useful detached workshop/store, making it ideal for hobbies and general storage.

A generous driveway provides parking for four cars, whilst the attractive frontage creates an immediate sense of kerb appeal. The front door opens into an enclosed entrance porch before leading into an impressively spacious reception hall, creating an excellent first impression and providing access to a part-boarded loft with ladder, offering valuable additional storage.

To the rear, the generously proportioned living room enjoys a peaceful outlook across the beautifully tended garden, with a decorative fireplace creating an attractive focal point. A large window and glazed door invite natural light in while providing direct access outside.

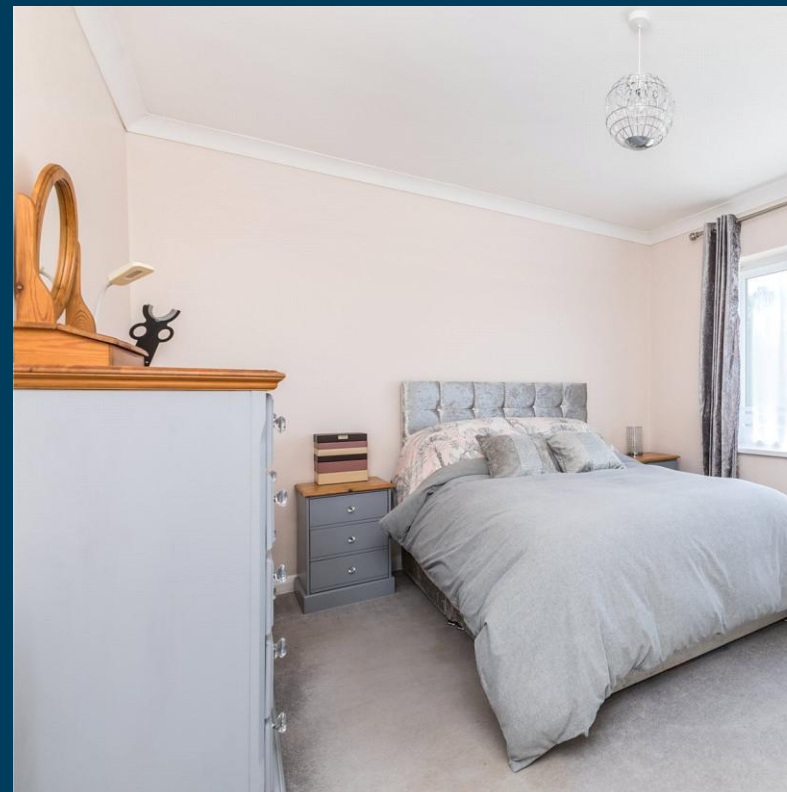
The kitchen enjoys a pleasant outlook over the rear garden and offers a good range of

cupboard and worktop space, complemented by integrated appliances including a washing machine, tumble dryer, fridge, dishwasher, microwave and electric hob. A useful pantry cupboard provides additional storage, while a door opens into a practical lean-to utility area, offering further workspace together with convenient access to both the garden and driveway.

Positioned to the front of the bungalow are three well-proportioned bedrooms, comprising two comfortable doubles and a versatile dual aspect third bedroom, currently arranged as a formal dining room but equally suited as a study or guest bedroom. These are served by both a well-appointed family bathroom and a separate modern shower room, providing practical flexibility for families and visiting guests alike.

Offering comfortable accommodation in a highly desirable village location, with scope to personalise if desired, Weatheroak is an excellent opportunity for those seeking an attractive detached bungalow close to Grayshott's excellent amenities and surrounding countryside.

Finally it benefits from a no onward chain position.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk





OUTSIDE AND FURTHER INFORMATION

Outside, the east-facing level rear garden has been beautifully maintained and enjoys a high degree of privacy, enclosed by mature hedging and well-established planting. Predominantly laid to lawn with colourful flower borders, including within raised sleeper beds, the garden provides an attractive setting for entertaining or simply relaxing throughout the day. A charming timber summerhouse sits discreetly within the garden, while two tandem workshop/stores to the side of the property offers excellent additional versatility for storage, DIY or recreational pursuits.

Tenure: Freehold

EPC Rating: C

Council Tax Band: E (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





LOCATION

The Avenue is a quiet no through road within the very heart of the village offering a blend of character and modern homes, all within walking distance of village shops and amenities.

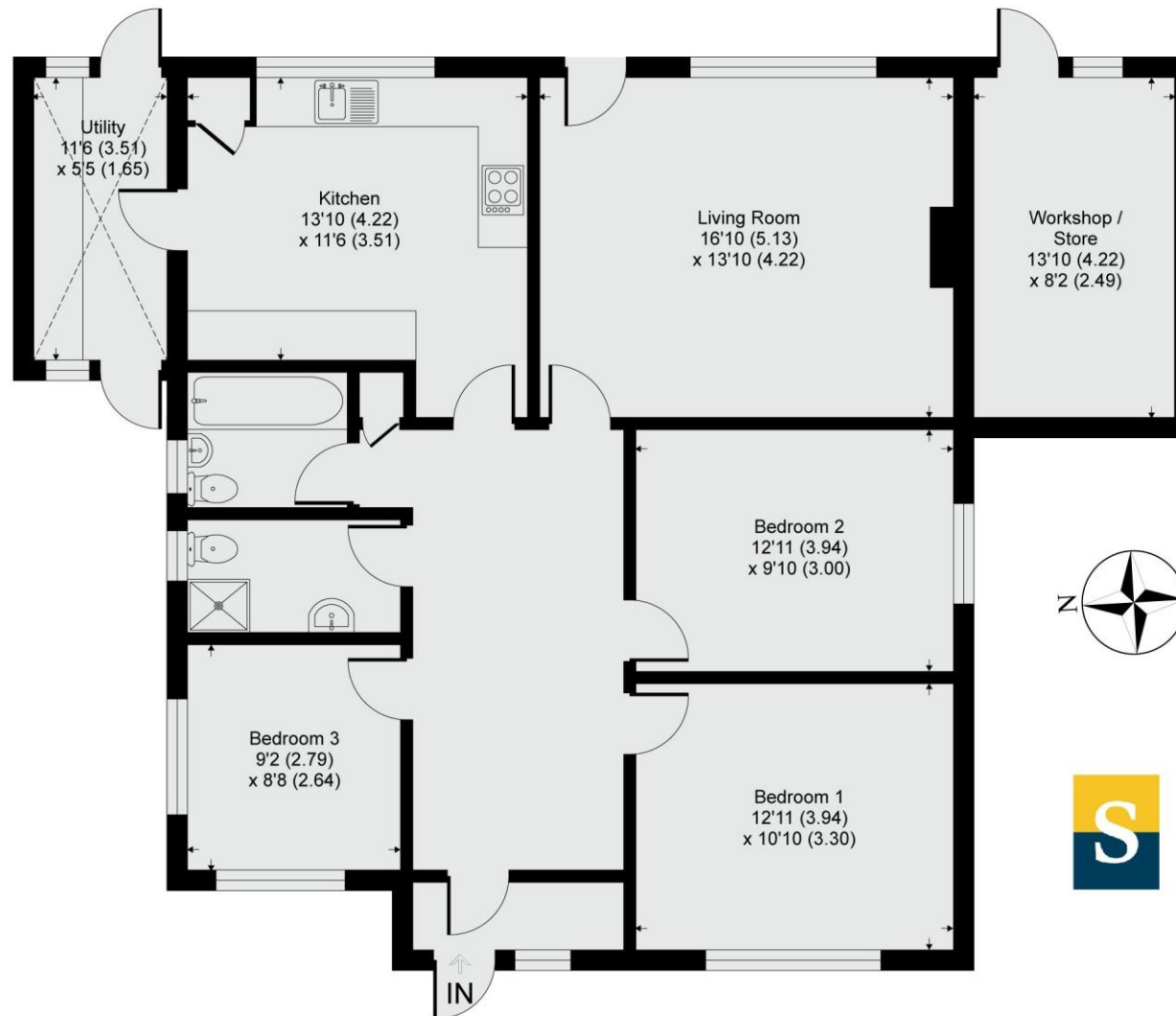
Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools.

The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.



The Avenue, GU26

Approximate Gross Internal Area = 106.7 sq m / 1149 sq ft
Approximate Outbuilding Internal Area = 10.4 sq m / 113 sq ft
Approximate Total Internal Area = 117.1 sq m / 1262 sq ft





Seymours



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www.seymours-estates.co.uk



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