

THE BUNGALOW

GRAYSHOTT • HINDHEAD

The Bungalow, Church Lane, Grayshott, GU26 6LY

Detached home in the heart of Grayshott with flexible bedroom space on both floors. Driveway parking to the front and level south facing garden to the rear. Offered with no onward chain.

- Situated in the heart of the village, on a quiet lane within walking distance of shops, amenities and local National Trust woodlands
- A well loved home that has been within family ownership for multiple decades. Built originally as a bungalow (as the name would suggest) but chalet converted in the 1970's to provide first floor accommodation which still offers scope to enhance further
- Gravel driveway in and out parking within front garden featuring well stocked herbaceous borders
- Front door opening into a spacious entrance hall
- Living room with south facing patio doors to garden
- Modern kitchen with a range of white drawer and cupboard storage and space for white goods. Access into a utility room, which offers external access to the both front and rear gardens, and to a wc (not currently in use)
- Two potential ground floor double bedrooms; bedroom one with built in wardrobes which enjoys views across the garden and bedroom two which is currently used as an additional reception room, enjoying a dual aspect at the front of the property with several built in bookshelves
- Ground floor shower room
- Stairs to first floor, which in it's current configuration provides a double bedroom with built in wardrobes, a bathroom and large loft room. Scope to create another bedroom or encompass into a master suite subject to the usual constraints
- Level rear garden mainly laid to lawn with a patio area adjacent to the property and pathways extending down to the end of the plot. Established herbaceous borders plus detached workshop and shed
- Offered with vacant possession and no onward chain.



KEY INFORMATION

Detached village centre property
Off road parking
Level south facing garden
2/3 bedrooms
1 / 2 reception rooms
Bathroom and shower room
Offered with no onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

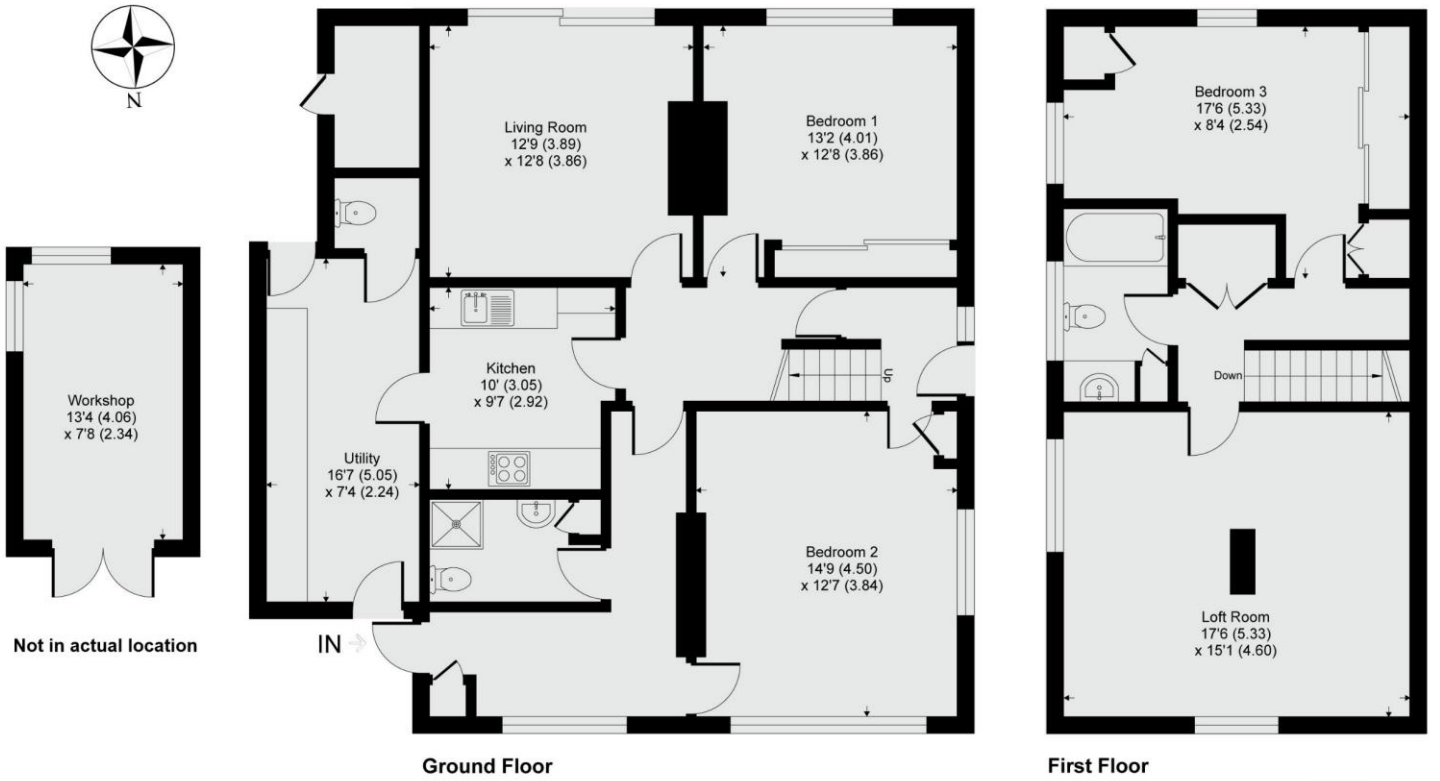
Church Lane is home to a marvellous mix of character and newer homes, with some of the properties enjoying elevated views over The Golden Valley woodland, access to which can be gained to from the end of Glen Road close by. Perfectly positioned for easy access to the very centre of the village for shops and services alike. The village school is within walking distance and incorporates both infants and juniors. PK preschool is adjacent to it and excellent secondary school provision is close by at Woolmer Hill and Bohunt. Regarding schooling, there is an exceptional choice of private schools in the area, please ask for further details. 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 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. 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.

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
Private Road: Informal arrangement to maintain lane, as required. Contributions based on frontage and usage. Last contribution approx £15.

Church Lane, GU26

Approximate Gross Internal Area = 151.3 sq m / 1629 sq ft
Approximate Outbuilding Internal Area = 9.7 sq m / 105 sq ft
Approximate Total Internal Area = 161 sq m / 1734 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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