

PINE COPSE

GRAYSHOTT • HINDHEAD

Pine Copse, 38 Kingswood Firs, Grayshott, Surrey, GU26 6EU

Charming detached five bedroom house with garden studio and detached garage within a level plot approaching ¾ of an acre in a quiet position within the highly regarded Kingswood Firs area of Grayshott.

Tucked away behind gates within one of Grayshott's most sought-after private roads, Pine Copse is an impressive detached family home occupying approximately 0.73 acres of mature grounds, where generous proportions, outstanding versatility and a beautiful woodland backdrop combine to create a home of exceptional potential. With over 3,000 sq ft of accommodation including an excellent detached garden studio (and garage), this is a home perfectly suited to growing families, those working from home or purchasers seeking flexible multi-purpose space.

A generous gravel driveway, enclosed by attractive brick pillars and wrought iron gates, provides extensive parking alongside the detached garage, complete with EV charging point.

The vaulted entrance porch immediately creates a welcoming first impression, providing ample space for coats, boots and everyday family life before opening into a spacious reception hall. From here, herringbone parquet flooring flows through to the spacious dining room, where double internal doors connect beautifully with the dual aspect sitting room. A bay window draws natural light into the front of the room, whilst French doors invite the garden inside and frame views into the conservatory and garden beyond. A wood burning stove provides an attractive focal point, creating a wonderfully comfortable space throughout the seasons.

A triple aspect the kitchen offers an abundance of worktop and cupboard space together with room for a breakfast table, making it the natural hub of the home. A door opens directly onto the patio for effortless outdoor dining, whilst the adjoining utility room and cloakroom provide valuable practical space with plumbing for additional appliances. Completing the ground floor is a further generous third reception room, equally suited as a family room, children's playroom or substantial home office, alongside a modern shower room offering flexibility for guests or multi-generational living by offering the potential to create an en-suite ground floor bedroom.

The first floor continues to impress with a particularly wide landing that naturally lends itself to a reading corner, study area or children's play space. The principal bedroom enjoys a triple aspect overlooking the gardens and benefits from an en-suite bathroom with both bath and separate shower. Four further bedrooms are served by the family bathroom, providing well-balanced accommodation.

One of Pine Copse's most appealing features lies beyond the house itself. Set discreetly within the rear garden, a substantial detached timber studio enjoys vaulted ceilings and is arranged as two generous dual aspect rooms with a separate WC. Whether utilised as a professional workspace, creative studio, gym, consulting rooms or independent accommodation (subject to any necessary consents), it represents an exceptional addition to the home, and even has it's own decked terrace.

The property enjoys an enviable position within comfortable walking distance of National Trust woodland, providing miles of scenic walks and cycling routes directly from the doorstep.

A charming family home, now showing some signs of being well loved! Offering a great blueprint for someone to come in, personalise, and realise the potential of this superb family home for generations to come.



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OUTSIDE AND FURTHER INFORMATION

Enjoying a plot of approximately 0.73 acres, with generous gardens to both the front and rear. The west-facing rear gardens are a particular highlight. A broad lawn create an immediate sense of space, whilst two generous paved terraces provide ideal settings for entertaining or relaxing throughout the day, the tucked away patio between the kitchen and conservatory creating a lovely sheltered spot away from a chilly breeze. There is a hot tub which appreciates close proximity to the house whilst enjoying garden views and maintaining complete privacy. As the garden extends away from the house it gently transitions into an area of private woodland, creating a peaceful rural backdrop where birdsong and evening sunsets filter beautifully through the mature trees. The timber studio within the rear garden offers a multitude of uses with an attractive outlook.

Tenure: Freehold **EPC Rating:** C **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 The vendors benefit from Gigaclear broadband speeds of approx. 1,000mbps currently.













LOCATION

Kingswood Firs is a highly desired area on the fringe of Grayshott Village, woodland backdrops exist for many of the properties, which are largely detached dwellings in substantial plots offering a high degree of privacy from neighbours. Within walking distance is access onto National Trust land which extends onto Waggoners Wells, Ludshott Common and Bramshott Common, with The Devils Punchbowl nearby too. Within a few moments drive you can be on the A3, offering access to London and the South Coast, links to both Gatwick and Heathrow can be made within the hour.

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.

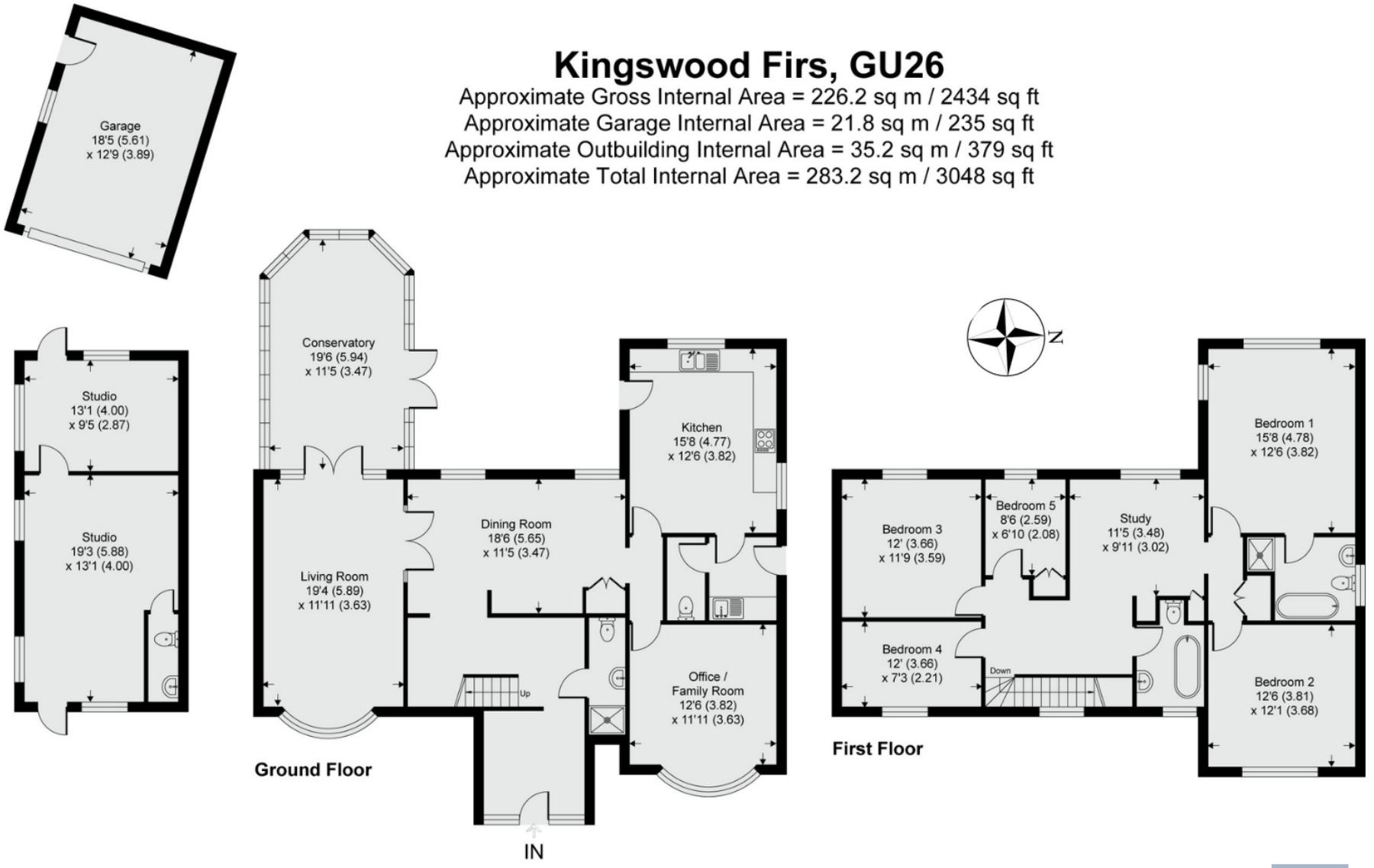
Grayshott Primary school incorporates both infants & juniors; with PK pre-school adjoining. Bohunt, Woolmer Hill and Weydon, are all excellent state secondary schools in close proximity. Regarding schooling, there is an exceptional choice of private schools in the area, including St Edmund's, Amesbury at Hindhead as well as Highfield and Brookham in Liphook and Frensham Heights in Frensham. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Bedales and Cranleigh School slightly further afield.

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 larger towns of Haslemere & Farnham are close by, offering high street shopping & main line rail services to London in less than an hour.

Kingswood Firs, GU26

Approximate Gross Internal Area = 226.2 sq m / 2434 sq ft
Approximate Garage Internal Area = 21.8 sq m / 235 sq ft
Approximate Outbuilding Internal Area = 35.2 sq m / 379 sq ft
Approximate Total Internal Area = 283.2 sq m / 3048 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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