

PINTO COTTAGE, 91 HALTERS END

GRAYSHOTT • HINDHEAD

Pinto Cottage, 91 Halters End, Grayshott, GU26 6EE

Well presented detached bungalow situated within a very popular village location between the National Trust woodlands of Waggoners Wells and The Golden Valley. Driveway parking and garage. No Onward Chain.

- Level lawned front garden with driveway parking to the side leading down to a tucked away front door and an attached garage
- Large triple aspect reception room with space for lounge and dining areas, with west facing bay window and south facing patio doors onto a courtyard style patio area
- Large kitchen fitted with an extensive range of attractive carpentry providing excellent storage with an integrated oven and space for several white goods
- A conservatory off the kitchen provides an alternate dining or lounge area with views over the garden and access directly onto the garden; particularly enjoyable for summer dining and entertaining
- Principal double bedroom with built in wardrobes and garden views
- Bedroom two is also a good sized double with garden views
- Bedroom 3 is a single but offering an ideal study, which is how it is currently configured
- Fully tiled shower room
- Larger than anticipated rear garden, predominantly laid to lawn with mature well established borders and patio area adjacent to the rear of the property
- Offered to the market with no onward chain.



KEY INFORMATION

Large rear garden
Quiet and popular location
Offered with no onward chain
Driveway parking and garage
Three bedrooms
Living room and conservatory

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Halters End is a quiet residential road of detached bungalows, in a neighbourhood where immense pride is taken. Location wise it is towards the edge of the village, close to the sports field and National Trust land at Waggoners Wells, Ludshott Common and The Golden Valley. That being said, within a short walk is Applegarth restaurant, deli and farm shop, and all of Grayshott's shops and services are within a comfortable walk, and for those that need it there is a bus service on the main road taking you into Grayshott and on into either Haslemere or Farnham.

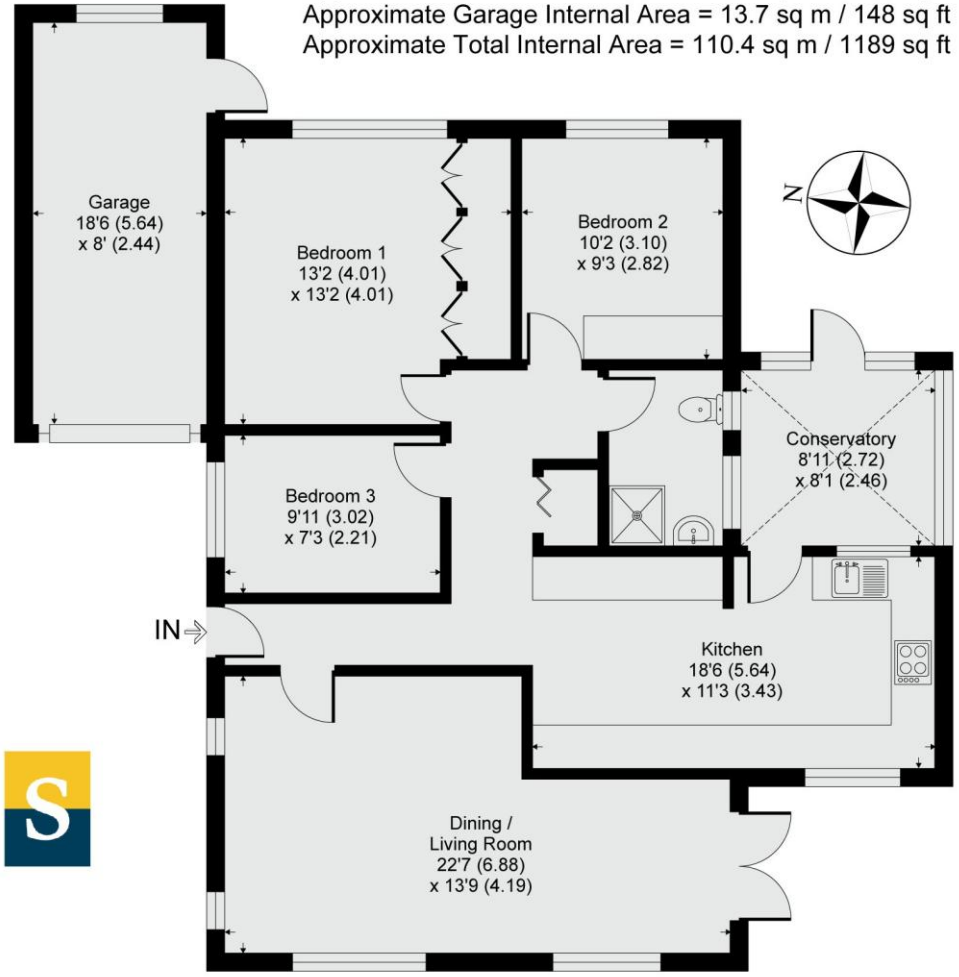
Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, 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.

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

Halters End, GU26

Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft
Approximate Garage Internal Area = 13.7 sq m / 148 sq ft
Approximate Total Internal Area = 110.4 sq m / 1189 sq ft



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