



15 GLENVILLE GARDENS

HINDHEAD • SURREY

15 GLENVILLE GARDENS, HINDHEAD, SURREY, GU26 6SX

Tucked away within a quiet cul-de-sac, this detached four-bedroom home offers exceptional ground-floor accommodation, driveway parking, a detached garage and a beautifully landscaped south-facing rear garden with a delightful hidden second garden beyond. Offered with the benefit of no onward chain.

To the front of the property, flanking a lawn and flower beds, the driveway provides off-road parking leading to a detached garage, where the electrics are already prepared for the future installation of an EV charging point.

The front door opens into a welcoming entrance hall with a useful storage cupboard, which offers the potential to be returned to its former use as a shower space. This leads through to an inner hallway with a cloakroom and stairs rising to the first floor.

A superb open-plan kitchen / family / dining room forms the heart of the home, measuring an impressive 25'7 x 24'8 and benefiting from underfloor heating throughout. Triple-aspect windows, a large roof lantern and a full wall of bi-folding doors flood the room with natural light while creating a wonderful connection with the garden. The family area features a striking media wall with space for a cinema-worthy television, flanked by recessed display shelving. The kitchen is equally impressive, centred around a

substantial island with breakfast-bar seating and complemented by extensive cupboard and drawer storage. Integrated appliances include a washing machine and dishwasher, alongside a range cooker.

To the front of the house is the sitting room, where a large picture window overlooks the front garden. A central gas fireplace is framed by fitted cabinetry, while a further bank of built-in cupboards provides excellent storage.

Upstairs, the principal bedroom benefits from fitted wardrobes and is accompanied by three further bedrooms. One is currently arranged as a study, while another features a built-in Murphy bed with storage above, creating a particularly versatile room that can move effortlessly between guest accommodation and everyday family use.

The family bathroom is fitted with a vanity unit and a bath with a rainfall shower over.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The rear garden is exceptional, an absolute hidden gem. A paved terrace immediately adjoining the house provides an ideal setting for outdoor dining and entertaining, overlooking a level lawn surrounded by established floral borders that offer colour and interest throughout the seasons. A greenhouse and garden shed provide practical storage and workspace. Beyond what appears to be the rear boundary lies an unexpected second garden, revealing another generous lawn with space for lounge furniture, children's play equipment or simply to be used as a peaceful retreat away from the main house. This wonderfully private and versatile outdoor space is a particularly special feature of the property.

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: Fibre Internet is available. Currently provided by Grayshott Gigabit. Visit checker.ofcom.org.uk





LOCATION

Glenville Gardens is a spacious cul de sac of generous detached properties. It enjoys a tucked away position yet is walking distance from local woodland and the shops at Hindhead, whilst being well positioned for easy commuting via the A3. No 15 sits centrally within the cul de sac, away from the main road.

Hindhead is a small historic village, with a cluster of shops and cafe's, situated between the larger towns of Farnham and Haslemere, both of which offer good high street shopping and main line rail connections to London.

Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports.

Hindhead benefits 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. Additionally there are a large number of private schools and preschools.

Grayshott village is also within walking distance; 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.

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.



**Approximate Gross Internal Area 1381 sq ft - 129 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 867 sq ft – 81 sq m

First Floor Area 514 sq ft – 48 sq m

Garage Area 305 sq ft – 28 sq m

Outbuilding Area 45 sq ft – 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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