



BRACKEN

HINDHEAD • SURREY

Bracken, Corry Road, Hindhead, Surrey, GU26 6PB

Character detached four bedroom house offering versatile accommodation within level gardens on a highly regarded private road. Prestige and charm are found in abundance.

Built in 1902, Bracken is a handsome and beautifully individual Edwardian home, offering over 2,000 sq ft of characterful family accommodation, plus garage. Original internal doors, decorative glazing and impressive period-style tiled floors sit comfortably alongside a superb contemporary kitchen extension. Privately positioned on one of Hindhead's sought-after private roads, the house is within walking distance of village amenities, National Trust woodland and Hindhead Golf Club.

Mature rhododendrons and established hedging screen the house beautifully, creating an exceptional sense of privacy. A generous driveway provides ample parking and turning space, leading to an attached garage on one side, while attractive gardens frame the approach to the front door on the other.

A sheltered porch and handsome leaded-glass door open into a spacious reception hall, where the striking Victorian-style tiled floor immediately sets the tone for the character found throughout the house. The tiling continues into the cloakroom, while the hall also provides a discreet coat storage area and stairs to the first floor.

The principal sitting room is wonderfully light, with windows to three aspects including a wide bay and glazed doors opening onto the rear garden. A multifuel stove forms a natural focal point, complemented by herringbone wood flooring, arched display recesses and an unusual decorative porthole window. A further door opens onto a covered loggia with original tiled flooring, creating a sheltered spot from which to enjoy the garden.

Across the hall, the second reception room is currently arranged as a study, although its generous proportions and dual-aspect outlook would lend themselves equally well to a formal sitting room, music room or family room. Wooden shutters have been fitted to each of the front-facing rooms, adding both style and privacy.

Undoubtedly the heart of the home is the spectacular triple-aspect kitchen/dining room. Extended to create an impressive everyday living and entertaining space, it combines a generous kitchen with a beautifully light, vaulted dining area. Four large rooflights draw daylight into the room, while tall bi-folding doors open directly onto the terrace and garden.

The kitchen is arranged around a substantial island and breakfast bar crowned with richly patterned Turkish marble. Wooden worktops extend across the remaining cabinetry, which incorporates excellent drawer and cupboard storage together with a traditional butler's sink. There is space for a Lacanche range cooker, available by separate negotiation, as well as further appliances. Underfloor heating extends throughout the room, and a useful utility room is tucked discreetly to one side.

Upstairs, a feature part-stained-glass window illuminates the spacious landing. The principal bedroom has an entire wall of fitted wardrobes, while the second bedroom is an equally generous double with a bay window and useful eaves storage. Two further bedrooms complete the accommodation, one enjoying garden views and additional eaves storage.

The bedrooms are served by an exceptionally spacious family bathroom, stylishly appointed with a roll-top bath and separate shower enclosure, together with an additional shower room. Subject to individual requirements, there is scope to incorporate the family bathroom into a luxurious principal bedroom suite.

Corry Road is a private residential road offering a peaceful setting while remaining remarkably convenient. A footpath at the end of the road leads towards Hindhead Golf Club, while the village amenities and the beautiful open countryside and woodland of the National Trust are also within walking distance. Bracken therefore offers that particularly appealing Hindhead combination: period character, privacy and generous family space, with village life and miles of countryside close at hand.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The gardens wrap around the rear and side of the house and are predominantly laid to lawn, enclosed by a mature backdrop of trees, hedging and established shrubs that provides a high degree of seclusion. Immediately adjoining the kitchen/dining room is a generous block-paved terrace, ideal for outdoor dining and entertaining.

An automatic retractable awning provides welcome shelter from both strong summer sunshine and the occasional shower, helping this area to become a natural extension of the house throughout much of the year.

Tenure: Freehold

EPC Rating: D

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. New gas boiler installed July 2022.

Broadband and Mobile services: Visit checker.ofcom.org.uk **Private Road:** Contribution of approx £140 per year





LOCATION

Corry Road is a private road of substantial detached properties. It is only a few minutes walk for the village centre, primary school and The Golden Walley National Trust woodlands. It is also well placed for access to Hindhead, Grayshott, Haslemere or Farnham.

Beacon Hill itself is a small, charming Surrey village surrounded by National Trust Land at The Golden Valley, Highcombe Edge and The Devils Punchbowl; enjoying the rural benefits of being on the edge of The Surrey Hills Area of Outstanding Natural Beauty. It has a number of useful local shops and restaurants, with Hindhead Golf Course close by and Beacon Hill primary school being within walking distance (catering for both infants and juniors), as is the village nursery. Secondary education is well covered by Woolmer Hill, Bohunt, or Weydon, whilst there are a large number of private schools and preschools (including St Edmund's and Amesbury at Hindhead as well as Brookham and Highfield 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).

Walking, riding and cycling can be enjoyed at Frensham Ponds, Thursley Nature Reserve, Elstead Moat Pond and Board Walk, The Devils Punchbowl, and Alice Holt Forest (which also has a "Go Ape" high ropes adventure area). Sailing is available at Frensham Great pond and off the south coast at Chichester Harbour. Further sporting facilities include racing at Goodwood and Fontwell, plus Polo at Cowdray Park.

The neighbouring village of Grayshott and the charming town of Haslemere offer a greater range of shops and services, whilst the larger town of Farnham is easily commutable; an old English Georgian market town with narrow cobbled streets and attractive architecture boasting many shops, cafés and restaurants, a 12th century castle and parish church. The town plays host to monthly and seasonal markets and the centrally located Farnham Maltings Arts Centre offers theatre, film and crafts events. New to the town is Brightwells Yard complex bringing a new shopping centre with a six screen cinema, restaurants, town square and public gardens. There are two leisure centers, one of which is a David Lloyd gym and spa, plus the usual various sporting clubs alongside The Bourne Tennis Club, and the newly opened Hurlands Pickleball and Padel Club. Farnham's historic deer park offers over 300 acres of beautiful open countryside.

The A3, much improved by the Hindhead Tunnel, is a few minutes' drive away with its motorway style connections with the South Coast, London and connections with the M25 (to both major airports).

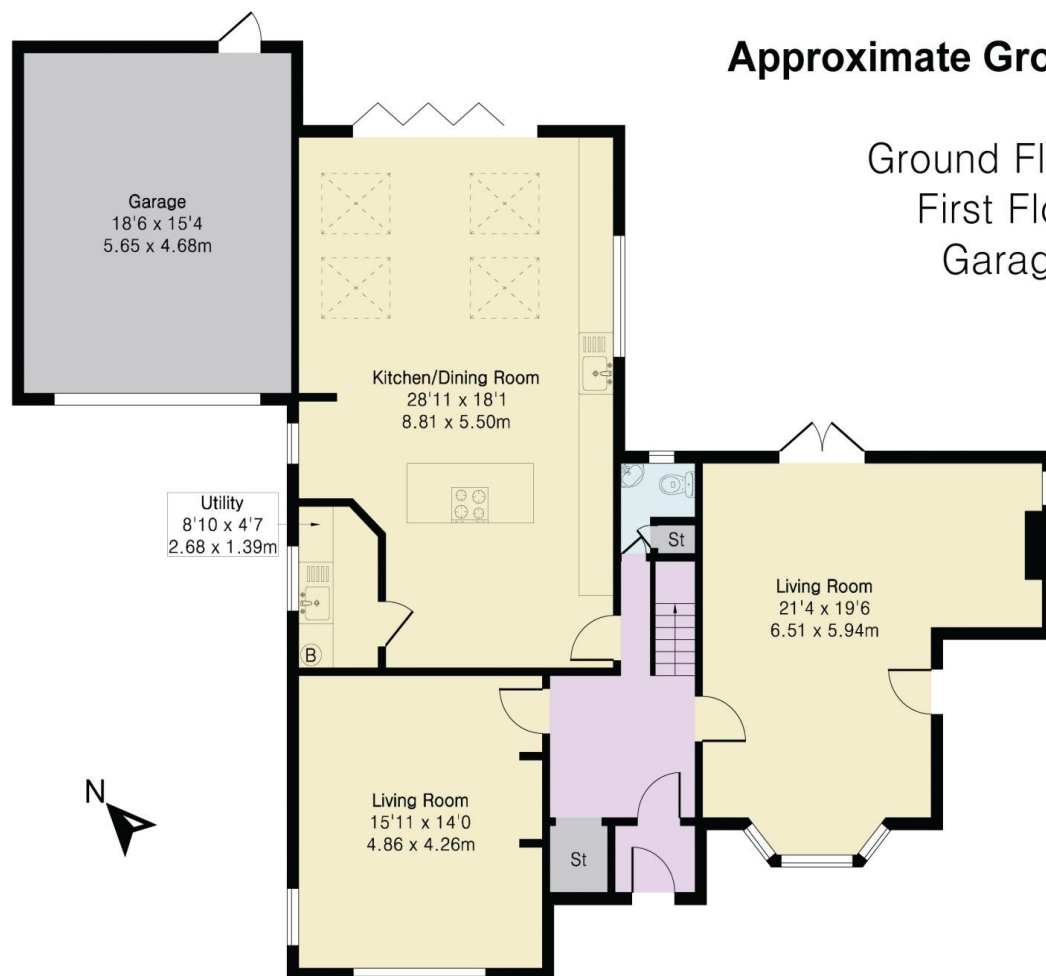


**Approximate Gross Internal Area 2228 sq ft - 207 sq m
(Excluding Garage)**

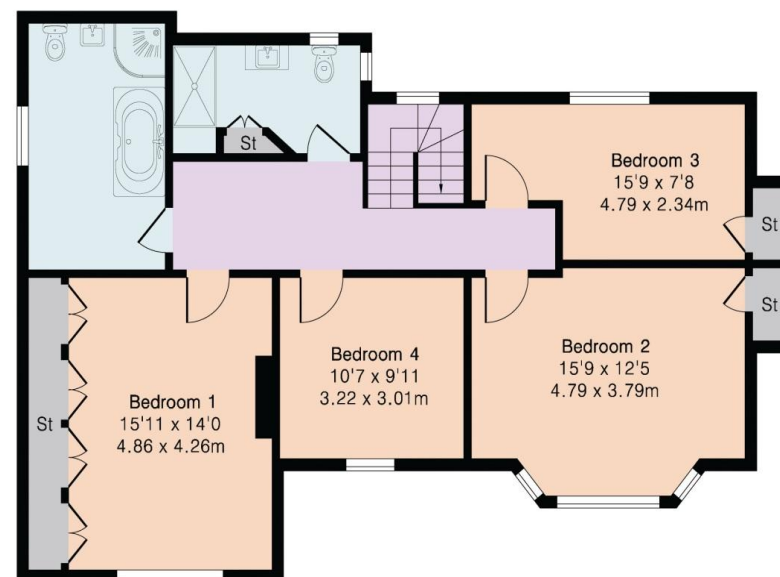
Ground Floor Area 1241 sq ft – 115 sq m

First Floor Area 987 sq ft – 92 sq m

Garage Area 285 sq ft – 26 sq m



Ground Floor



First Floor



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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