



BORGWITHA

HINDHEAD • SURREY

Borgwitha, Beacon Hill Road, Hindhead, Surrey, GU26 6QQ

Character two bedroom house offered to the market with no onward chain in a popular village location. The plot extends to nearly 200 foot, with the gardens falling predominantly to the rear.

- A charming mid terrace two bedroom home
- Presented in a ready to move into condition whilst also offering scope to update and modernise elements
- A gated front garden provides a pathway to a newly fitted front door
- A generous open plan living /dining room greets you, with plenty of space for lounge and dining furniture. The Living area having a lovely bay window and wood burning stove.
- Beyond is the kitchen; fitted with a range of cupboard storage, good worktop space, a butlers sink and oven with 5 ring gas hob, the additional white goods in situ are likely to remain
- Tucked away at end of the house is a WC and access onto the garden
- Moving to the first floor there are double bedrooms; one to the front and one overlooking the rear. These are complemented by a large family bathroom with both bath and shower
- The rear garden offers exceptional scope to create your own garden vision. There are already in situ a pergola covered patio area, flower beds and a path down to the garden to a large outbuilding, this vaulted space was formerly used as an art studio
- Beyond this is a further area of garden which neighbouring properties have often used as a vegetable garden but offers a variety of uses
- Walking distance of village shops, Beacon Hill Primary School and nursery
- Offered with no onward chain.



KEY INFORMATION

Village centre property
Offered with no onward chain
Nearly 200 ft plot
Large rear garden with outbuildings
Two bedrooms
Open plan living/dining room

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Beacon Hill Road is a well regarded residential road with a mixture of character and modern housing, most of which are detached or semi-detached, it is a popular spot within walking distance of village amenities and 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. 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). There is additionally an excellent range of private schools within close proximity, please ask for more details. The neighbouring village of Grayshott offers a greater range of shops and services. There is easy access onto the A3 providing fast road links to London and the South Coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, restaurants, leisure facilities and other services. Close by, there are several Golf Courses, many acres of National Trust lands, ideal for walking and riding and sailing at Frensham Pond.

Tenure: Freehold

EPC Rating: D

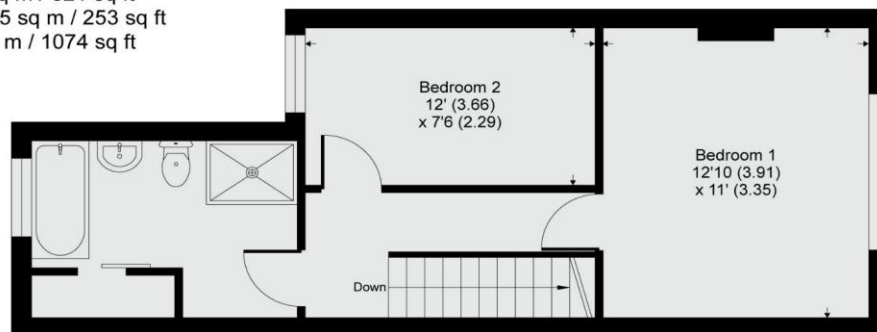
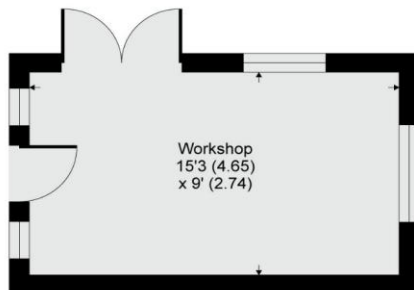
Council Tax Band: C (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

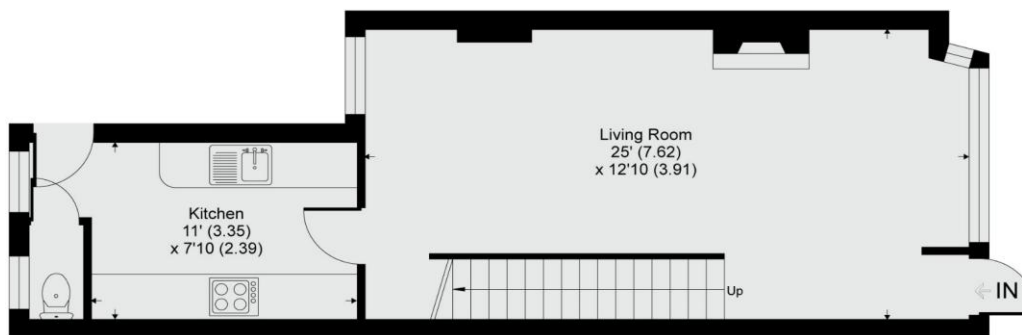
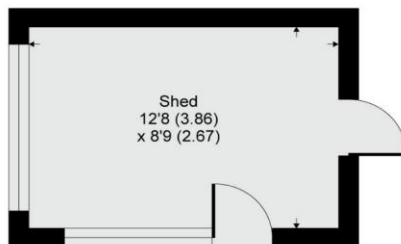
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Beacon Hill Road, GU26

Approximate Gross Internal Area = 76.3 sq m / 821 sq ft
Approximate Outbuildings Internal Area = 23.5 sq m / 253 sq ft
Approximate Total Internal Area = 99.8 sq m / 1074 sq ft



First Floor



Ground Floor



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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