



MELBURY

GRAYSHOTT • HINDHEAD

Melbury, Crossways Road, Grayshott, GU26 6HD

A well presented and lovingly cared for detached bungalow in a village centre position with attractive, landscaped garden to the rear plus driveway parking and garage to the front.

Walking distance of village shops and amenities as well as National Trust woodland.

Driveway parking for several vehicles having been extended in recent years, in addition to an attached garage with remote control electric door and storage above.

The front door opens in to a welcoming entrance hall with several storage cupboards and WC.

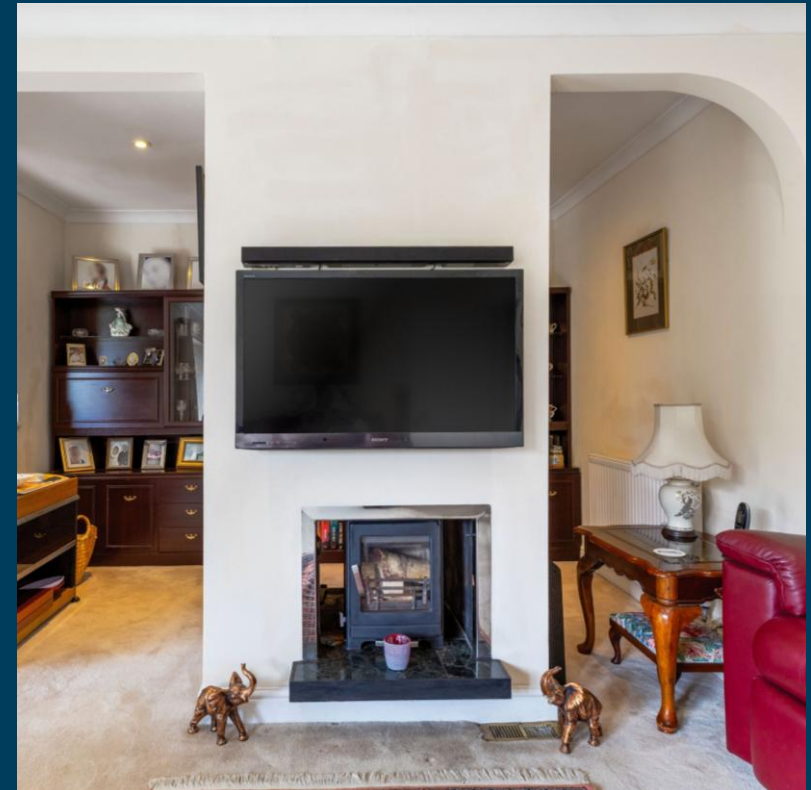
The sitting room sits centrally within the bungalow with a feature fireplace fitted with a contemporary multi fuel stove with space behind for occasional furniture. An ideal reading area or play area. There is a view and door onto the garden but this reveals itself more fully when you head into the open plan kitchen/dining room, which benefits from elevated, almost panoramic, views onto the garden, with patio doors opening directly onto a large terrace. There is plenty of space for a dining table to fully take advantage of the view. The kitchen

itself is modern with excellent cupboard and deep pan drawer storage, lots of work surfaces (which extends into a breakfast bar) and several integrated appliances (induction hob, dishwasher, fridge freezer, double oven, washing machine and tumble dryer). It has a separate door offering garden access.

To one end of the bungalow sits the principal bedroom, a good sized double with built in wardrobes and en suite shower. Whilst to the other end are three further bedrooms; although one is set up as a home office (with built in desk/furniture) and this suits the balance of accommodation very well.

The two remaining bedrooms are doubles with built in wardrobes, the rear bedroom overlooking the garden and featuring extensive built in furniture having been the original master bedroom! These rooms are served by a family shower-room.

Large loft offering ideal storage.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

A large sunny garden (south west facing) sits to the rear that has been considerably landscaped and lovingly tended, with extensive patio/terrace areas for dining and entertaining, mature well stocked borders, generous lawn, ornamental pond with waterfall feature and raised vegetable beds complete with greenhouse. Behind the garage is a large summerhouse/shed with power.

Tenure: Freehold

EPC Rating: D

Council Tax Band: F (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





LOCATION

Nestled amongst a range and style of detached homes on Crossways Road; which is home to a parade of shops and services in Grayshott village and this home is within walking distance of all shops and amenities.

Grayshott is a thriving, award winning village, with a strong sense of community, 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, both are highly regarded. 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.

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.



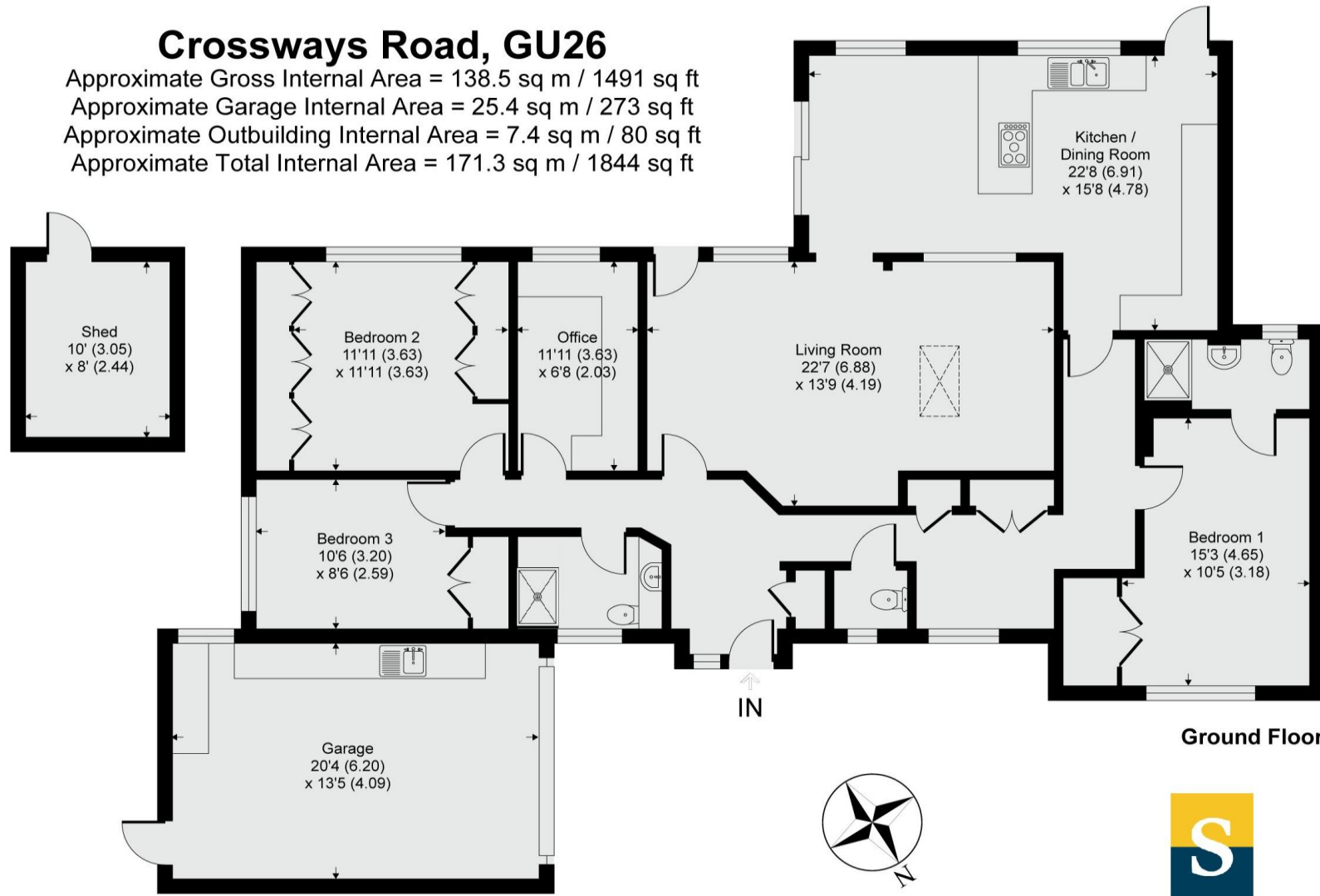
Crossways Road, GU26

Approximate Gross Internal Area = 138.5 sq m / 1491 sq ft

Approximate Garage Internal Area = 25.4 sq m / 273 sq ft

Approximate Outbuilding Internal Area = 7.4 sq m / 80 sq ft

Approximate Total Internal Area = 171.3 sq m / 1844 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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