PINE CREST

BEACON HILL • HINDHEAD

Pine Crest, Clovelly Road, Hindhead, Surrey, GU26 6RW

Attractive part tile hung, part rendered detached house providing accommodation over three levels with the addition of a substantial cabin within the south east facing garden. Driveway parking and EV charge point to the front. Offered with no onward chain.

A detached family home, offering spacious and versatile accommodation arranged over three floors, set within a popular village location, the property enjoys a quiet residential position while remaining within walking distance of woodland, the village primary school and preschool, and a convenient parade of local shops.

To the front, an extensive herringbone-pattern driveway provides generous parking for several vehicles and has an EV charging point already in place. Mature hedging along either side creates an excellent degree of privacy, while a large walled flower bed adds colour and interest to the approach.

A useful entrance porch opens into the hallway, where there are stairs to the first floor, a cloakroom and built-in storage cupboards. The dual aspect sitting room is positioned at the front of the house and features an attractive fireplace with an open fire, creating a welcoming focal point during the cooler months.

At the rear is an impressive 21'7 dining room, also enjoying a dual aspect and benefitting from south-east facing patio doors opening directly onto the garden. A wide opening connects the dining room with the modern fitted kitchen, creating a sociable arrangement that works particularly well for both family life and entertaining. The kitchen has a tiled floor and is fitted with an excellent range of drawers and cupboards, complemented by extensive work surfaces providing plenty of preparation space. There is room for a seven-ring range cooker and dishwasher, while a separate utility room offers space for a fridge and washing machine together with an external side door.

On the first floor, the principal bedroom benefits from a wall of built-in wardrobes and its own en suite shower room. There are two further double bedrooms, a family bathroom and a versatile fourth bedroom, ideally suited as a single bedroom, nursery or home study. Informal stairs rise from bedroom 4 to the second floor, where a generous loft room with two Velux windows is currently used as a games and hobby space.

ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The enclosed south-east facing rear garden is a particularly appealing feature of Pine Crest. A large paved terrace immediately adjoining the house provides the ideal setting for al fresco dining and summer entertaining, with a generous lawn extending towards the far end of the garden.

Here, a substantial 17'8 x 13'3 cabin provides an exceptional additional space. Designed to home a golf simulator (with a heightened ceiling to accommodate "the swing") perfect for anyone thinking of joining Hindhead Golf Club. It is currently arranged as a home cinema and gaming hub with a projector and surround-sound system, but could be adapted for a multitude of purposes, including a home office, gym, teenage den, creative studio or even a home bar. A bike store alongside provides valuable practical storage. A further seating area to the rear is currently arranged with garden sofas, creating a secluded spot in which to relax or entertain.

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

Clovelly Road is a well regarded residential road with a mixture of character and modern housing, most of which are detached It is a quiet spot within walking distance of village amenities and well placed for access to Hindhead, Grayshott, Haslemere or Farnham.

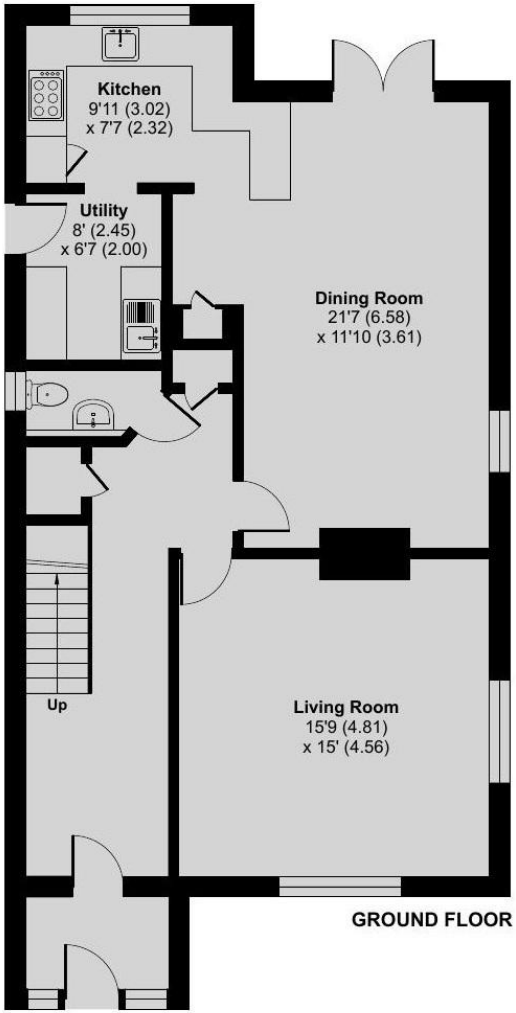
Beacon Hill itself is a small, charming Surrey village surrounded by National Trust Land at The Golden Valley, Highcombe Edge and The Devils Punchbowl. It has a number of useful local shops and restaurants, with Hindhead Golf Course close by and Beacon Hill primary school (and nursery) being within walking distance (catering for both infants and juniors). There a 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.

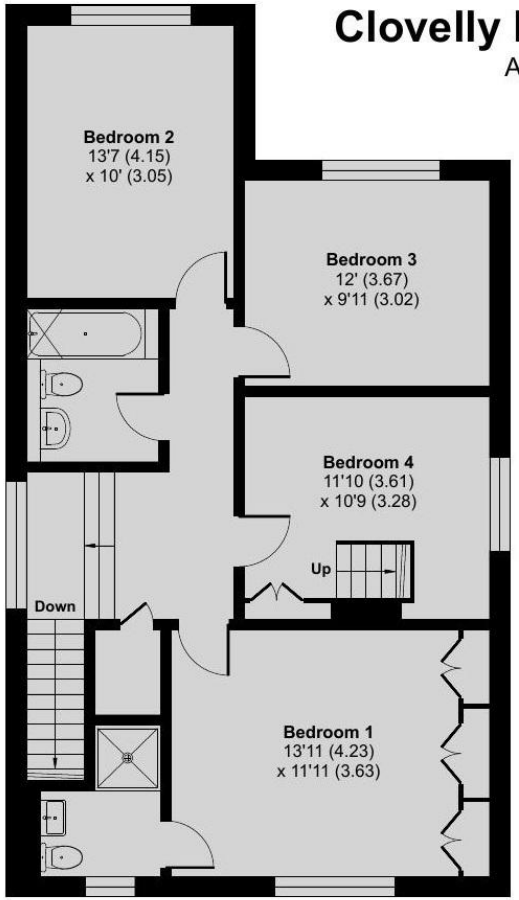
Close by, there are several Golf Courses, many acres of National Trust lands, ideal for walking and riding and sailing at Frensham Pond.

Clovelly Road, Hindhead, GU26

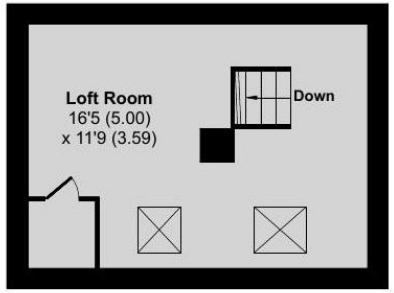
Approximate Area = 1927 sq ft / 179 sq m
Outbuilding = 234 sq ft / 21.7 sq m
Total = 2161 sq ft / 200.7 sq m
For identification only - Not to scale



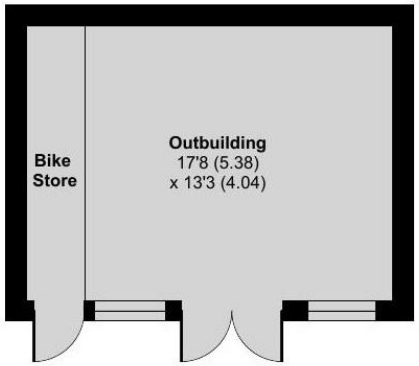
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seymours Estate Agents. REF: 1513429

Seymours

The Property Ombudsman

Seymours

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