



21 ROZELDENE

HINDHEAD • SURREY

21 Rozeldene, Hindhead, Surrey, GU26 6TW

Substantial detached 4/5 bedroom detached house offered for sale with no onward chain. Wide gardens to both the front and rear plus driveway parking and integral double garage.

Built circa 1970 and offered for sale for the first time since new, this substantial detached house has remained in the same ownership for over 55 years – a wonderful testament to the much-loved family home it has been. Providing approximately 2,718 sq ft of accommodation including the garage, the property occupies an elevated position within a highly regarded cul-de-sac, walking distance of National Trust countryside and the shops and amenities of Grayshott village. Offering tremendous scope for modernisation and reconfiguration; reimagining the accommodation for another generation of family life.

The generous front garden is predominantly laid to lawn, interspersed with mature shrubs, while a driveway to the side provides parking and leads to an integral double garage with an electric door. A deep entrance porch opens into a particularly wide and welcoming hallway, complete with a cloakroom and stairs rising to the first floor.

Three versatile reception rooms provide excellent space for family life and entertaining. The front aspect dining room benefitting from attractive parquet flooring, while a separate rear aspect study could equally serve as a fifth bedroom if required. The impressive L-shaped sitting room extends to over 24 feet, running the full depth of the house and benefiting from a dual aspect. A central feature fireplace houses an open fire, creating a natural focal point, while wide patio doors frame views of the garden and open directly onto a paved terrace.

The kitchen/breakfast room offers extensive

drawer and cupboard storage and looks out across the rear garden. Having catered for countless family meals and dinner parties over the decades, it now presents an exciting opportunity for a new owner to create a contemporary heart to the home. Subject to the necessary consents, there is clear potential to combine it with the adjoining dining room to form a substantial open-plan kitchen and dining space. A rear lobby provides access to the garden, garage and a large, practical utility room.

Upstairs, a generous landing leads to four bedrooms and the family bathroom, which is fitted with both a bath and separate shower. The principal bedroom is an exceptional dual aspect room measuring 24'4" in length and, like the sitting room below, extends the full depth of the house. It also benefits from a walk-in dressing room and a spacious en suite bathroom with both a bath and separate shower. If additional bedroom accommodation were preferred, the dressing room offers potential for conversion into a separate fifth first-floor bedroom.

The remaining three bedrooms are all generous doubles. Two measure 18'7" in length, enjoy dual aspects and include useful eaves storage, with ample space to consider the addition of en suite facilities if desired. A large, partly boarded loft provides excellent storage. The roof was replaced in 2024, when two Velux windows were introduced, making the space especially usable and offering potential for a more formal conversion to habitable accommodation, subject to the usual planning and building regulation requirements.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

Outside, the rear garden is considerably wider than the house and provides a wonderfully private setting, with mature trees and established hedging screening the boundaries. Predominantly laid to lawn, it includes planted beds and a broad patio extending across the rear of the house, easily accessed from the sitting room, kitchen and utility areas. Between the driveway and rear garden is a gated hardstanding area with a shed plus log & coal storage, providing particularly useful additional storage.

Tenure: Freehold

EPC Rating: C

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.

Broadband and Mobile services: Visit checker.ofcom.org.uk





LOCATION

Rozeldene is a highly regarded cul de sac of substantial detached houses within generous plots in Hindhead.

Situated on the cusp of Grayshott, it enjoys the benefits of both villages, with a good range of shops and services, excellent access to the A3 and surrounding countryside and a superb range of state and private schools to choose from.

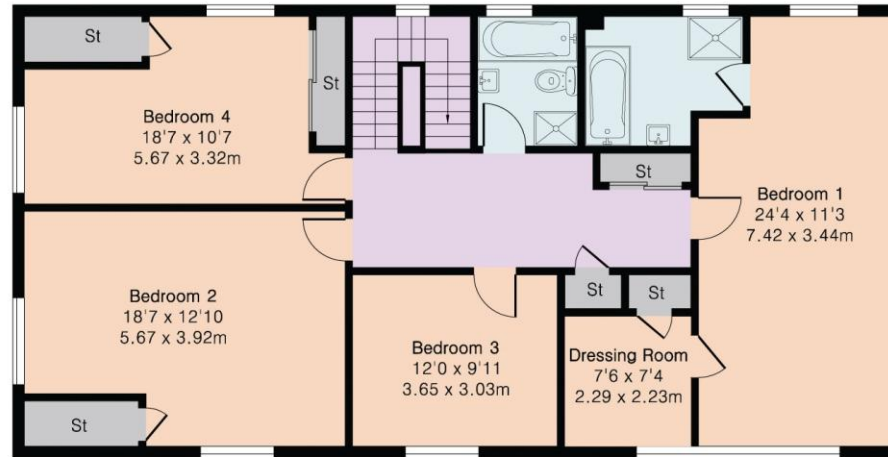
Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors, with PK preschool on an adjoining site, whilst there are a large number of private schools and preschools.

The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

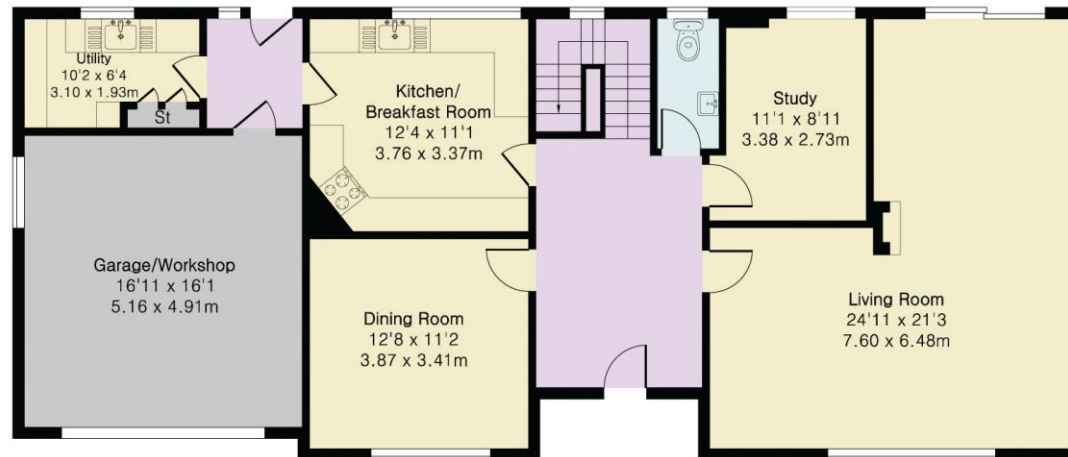


**Approximate Gross Internal Area 2718 sq ft - 253 sq m
(Including Garage)**

Ground Floor Area 1463 sq ft – 136 sq m
First Floor Area 1255 sq ft – 117 sq m



First Floor



Ground Floor



Seymours



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