



LOCHSLIN, 1 DOWNVIEW CLOSE

HINDHEAD • SURREY

Lochslin, 1 Downview Close, Hindhead, Surrey, GU26 6PY

Charming link detached three bedroom bungalow in a quiet cul de sac with driveway parking and garage to the front and enclosed level garden to the rear, all within walking distance of village amenities. Offered with no onward chain.

- The property enjoys a wide plot with a landscaped garden to the front and driveway parking to the side leading up to an attached garage (which benefits from remote control electric up and over door). There is a pathway to the front door and a secondary pathway adjacent to the garage leading up to a separate entrance with an easy access slope into the property
- A charming original part stained glass front door cheerfully greets you as you approach the bungalow, opening into a spacious reception hall
- The bedroom accommodation sits at the front of the bungalow; three good sized double bedrooms with the principal bedroom benefiting from a bank of built in wardrobes and bedroom 3 offering a great guest bedroom as it features an en suite shower room. The two larger rooms making use of the family bathroom
- The reception space all sits at the rear, enjoying views over the garden. The entrance to the sitting room has an internal leaded window from the hallway, a quirky but charming feature which is complemented by two subtle stained glass windows. A fireplace with electric fire provides a central focal point as well as warmth throughout the winter months, while patio doors onto the garden can be opened in the summer months to provide a lovely breeze
- A fitted kitchen with good drawer and cupboard storage and integrated double oven and hob connects you through to a generous dining room enjoying direct access out onto the garden and is a great room in which to host guests and family alike
- Generous loft offering excellent storage if required.
- Level fully enclosed south west facing garden, enjoying a high degree of privacy. A wide paved patio sits adjacent to the dining room providing a super spot for al fresco dining and entertaining. The remainder of the garden extending away into a nice sized lawn edged by mature hedges and rhododendrons which provide a vivid riot of colour in the spring. A shed is tucked away into the far corner providing great storage for tools and the suchlike
- The current owners have lived here since the start of the millennium and it is easy to understand why, a quiet spot, spacious accommodation, comfortable garden and all within a lovely village offering easy access to the A3
- Offered with no onward chain.



KEY INFORMATION

Link detached bungalow
Offered with no onward chain
Three bedrooms
2 Bathrooms
2 Reception rooms
Level enclosed garden
Driveway and garage

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Downview Close is a peaceful cul-de-sac situated just off the historically prominent Wood Road, which has long been regarded as one of Hindhead's most established residential roads, once lined with large imposing houses and today offering an attractive blend of substantial period homes and modern detached residences. Nearby is Grovers Gardens, an open green space gifted by the trustees of the late John Grover in 1934 to be maintained as a place of rest and enjoyment for the residents of Hindhead, providing a peaceful retreat just moments from the property. Hindhead is a historic village positioned between the larger towns of Farnham and Haslemere, both offering excellent shopping facilities and mainline railway stations with services to London Waterloo. The A3 is easily accessible, providing links to London, the M25, the South Coast and airports including Heathrow, Gatwick and Southampton.

The village is surrounded by many acres of protected National Trust countryside, including the spectacular Devil's Punchbowl, designated as an Area of Outstanding Natural Beauty and offering exceptional walking and cycling routes. A selection of everyday amenities can be found close by in Beacon Hill, including convenience shopping, cafés and the local primary school. The area is also renowned for its excellent choice of both state and independent schools. Leisure opportunities abound, with several highly regarded golf courses nearby, including Hindhead Golf Club, founded in 1904 by Sir Arthur Conan Doyle, together with racing at Goodwood and Fontwell, polo at Cowdray Park and sailing at Frensham Ponds and Chichester Harbour.

Tenure: Freehold

EPC Rating: C

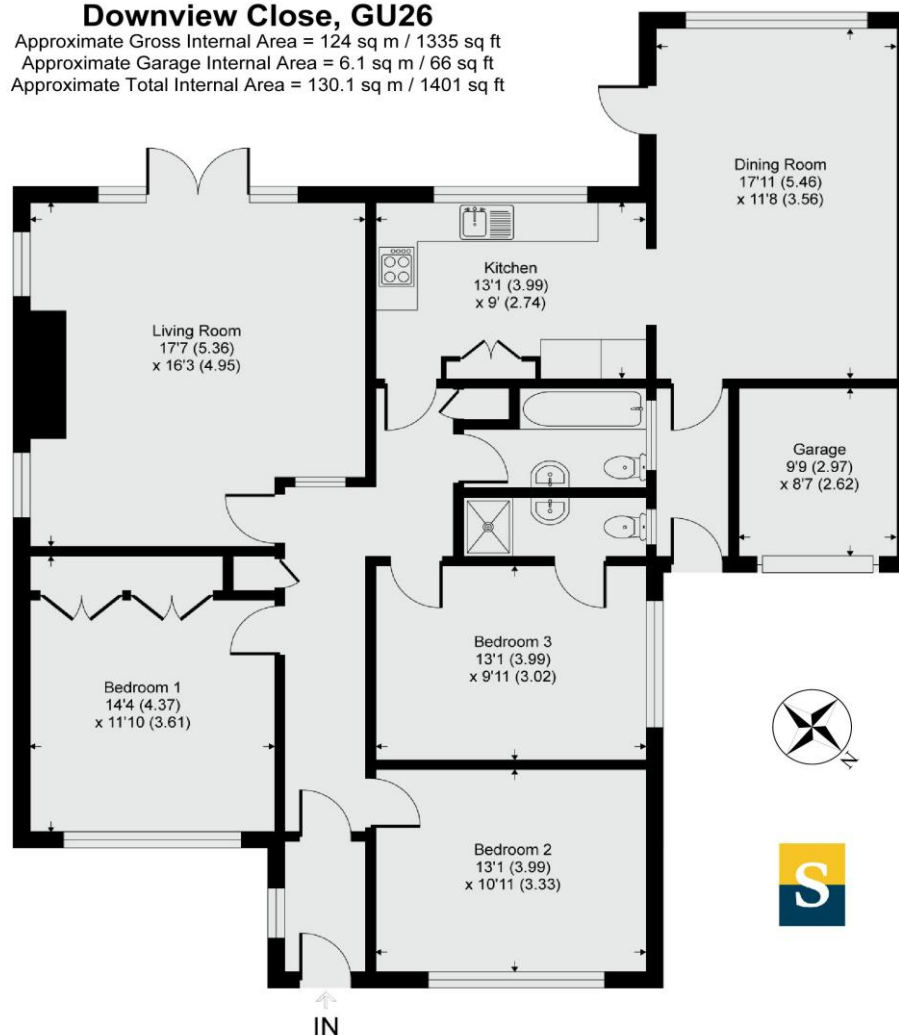
Council Tax Band: F (Correct at time of publication and is subject to change following a council revaluation after a sale)

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

Downview Close, GU26

Approximate Gross Internal Area = 124 sq m / 1335 sq ft
 Approximate Garage Internal Area = 6.1 sq m / 66 sq ft
 Approximate Total Internal Area = 130.1 sq m / 1401 sq ft



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