OAKHURST LODGE

GRAYSHOTT • HINDHEAD

Oakhurst Lodge, Hill Road, Grayshott, GU26 6HL

Spacious three/four bedroom detached bungalow, with driveway parking and garage, situated on a no through road in a central village position. Nearly 200 ft plot, with the rear garden extending approximately 125 feet. Lapsed planning permission for further extension.

Mature hedging encloses the frontage, providing a good degree of privacy together with parking. A driveway continues alongside the property to an attached garage, which benefits from an electric up-and-over door to the front and double doors to the rear opening onto the garden.

A covered entrance porch shelters the modern front door, which opens into a welcoming hallway with a couple of useful storage cupboards. Oak flooring flows from here into the principal reception rooms, creating an attractive sense of continuity throughout the living accommodation.

The spacious sitting room enjoys a rear aspect, with extra-wide double doors opening directly onto the garden and allowing plenty of natural light into the room. Alongside is the modern kitchen/breakfast room, fitted with a generous range of drawer and cupboard storage together with an integrated oven, gas hob, dishwasher, washing machine and fridge/freezer. There is ample room for a breakfast table, while a further set of double doors provides another direct connection with the sunny rear garden.

The large front-aspect principal bedroom benefits from its own modern en suite shower room. There are two further double bedrooms, one of which is currently arranged as a comfortable TV snug, together with a fourth single bedroom that would work equally well as a study or home office. These are served by a spacious family bathroom featuring a P-shaped bath with shower over.

Although the existing accommodation extends to approximately 1,177 sq ft, there is considerable scope to create an even larger home. Previous planning permission, which has now lapsed, provided for two first-floor bedrooms and an en suite within the roof space, together with side and rear extensions. Full details are available through the East Hampshire planning portal under references 30795/001 and 30795/002.

Village centre detached home enjoying close proximity to shops and facilities (only a few minutes' walk), whilst still being tucked away on a quiet road leading down to allotments and National Trust woodland walks (Waggoners Wells being the closest is a brilliant spot for walking, fishing, or just feeding the ducks).

ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk

I'M NOT BOSSY,
I JUST HAVE
BETTER IDEAS

OUTSIDE AND FURTHER INFORMATION

A particular feature is the impressive southeast-facing rear garden, which extends to approximately 125 feet. Predominantly laid to lawn and largely level, it offers excellent space for children, gardening and outdoor entertaining. Several seating and patio areas have been thoughtfully positioned to enjoy either sunshine or shade throughout the day, with the magnificent mature magnolia tree creating an especially inviting sheltered spot beneath its boughs. Three storage sheds and a greenhouse complete this generous, highly usable garden.

Tenure: Freehold **EPC Rating:** C **Council Tax Band:** E (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 **Unadopted Road:** No formal charges

LOCATION

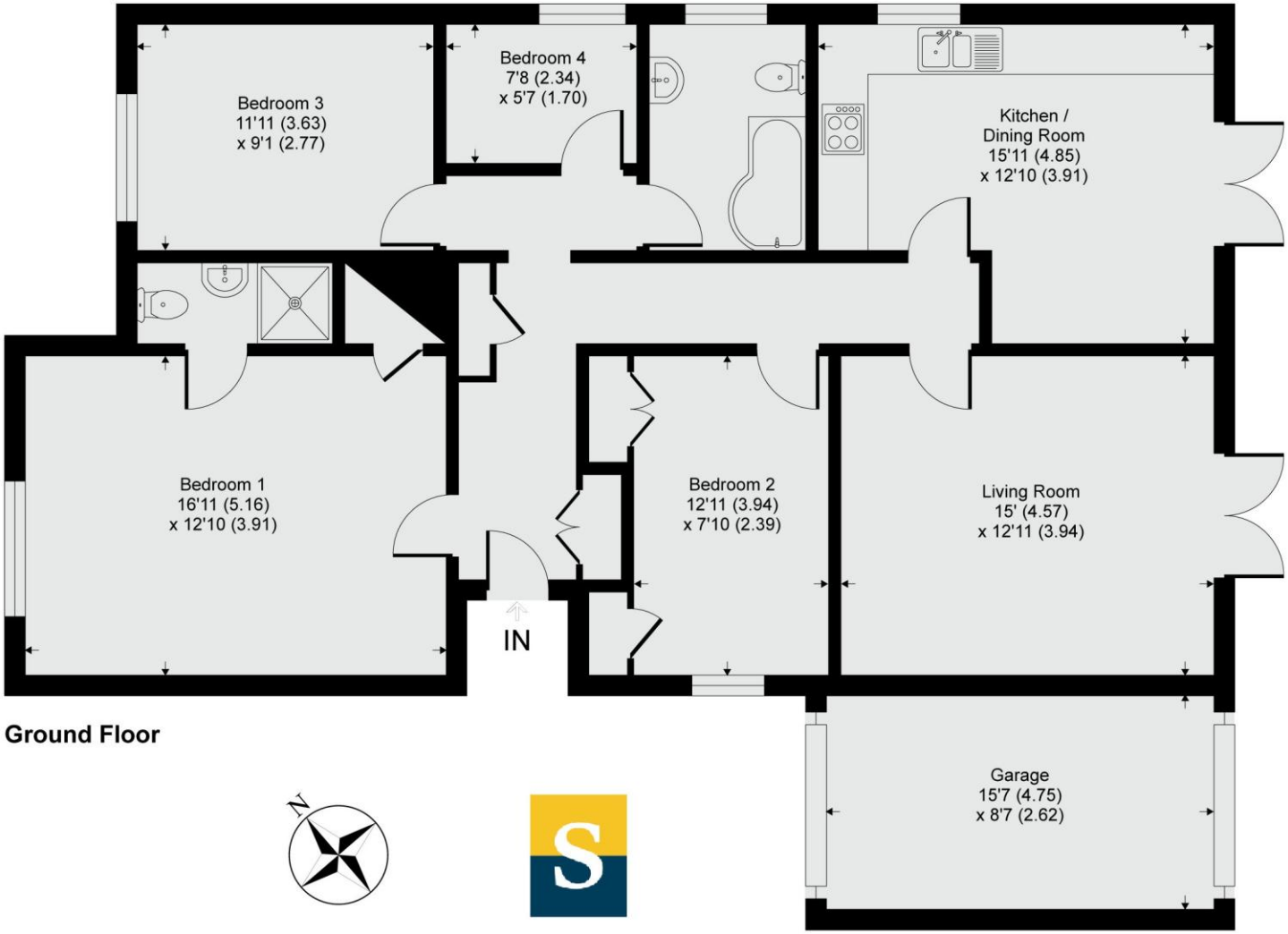
A tucked away position on an unmade road in the heart of Grayshott village; being only a few minutes' walk to the shops and services on offer. Walks onto National Trust land can be easily reached from Stoney Bottom bridleway (off Hill Road) which leads to Waggoners Wells.

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.

Hill Road, GU26

Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft
Approximate Garage Internal Area = 12.3 sq m / 132 sq ft
Approximate Total Internal Area = 121.7 sq m / 1309 sq ft



Ground Floor

Seymours

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The Property Ombudsman

Seymours

Aberdeen House, Headley Road, Grayshott, GU26 6LD
01428 771155
sales@seymours-grayshott.co.uk
www.seymours-estates.co.uk

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