



STABLE COTTAGE

GRAYSHOTT • HINDHEAD

Stable Cottage, Avenue Road, Grayshott, GU26 6LZ

Individual detached two bedroom house in the very centre of Grayshott village offered with no onward chain. Perfect location for being walking distance of shops and amenities, as well as National Trust woodland.

- Found just a minutes' walk from the shops and services in the centre of the village, whilst also being a minutes' walk from National Trust woodland walks, a very rare combination indeed!
- One of a kind detached house; a well loved home purchased nearly twenty years ago which has in recent years been a popular choice with tenants, both owner and tenant alike loving it because of it's easy access to amenities
- A gated footpath leads to the front door which opens into an entrance with WC
- Fitted kitchen with an integral oven and hob and space for further white goods which is open plan to a dining/study area providing great versatility
- Dual aspect sitting room with west facing patio doors and space for an electric fire if desired
- Stairs to the first floor where there are two double bedrooms, both enjoying a dual aspect and built in wardrobes
- Contemporary bathroom with velux window
- Adjacent to the house is a paved patio area offering plenty of space for pots and a garden table and chairs for summer dining. Beyond this a level block paved area offers additional garden or an off road parking space. In the corner a garden shed offers useful external storage too
- New boiler fitted within the last three years
- Offered to the market with no onward chain
- Please note photos were taken prior to the current tenants moved in.



KEY INFORMATION

Village Centre Location
No Onward Chain
Courtyard garden/off road parking
Two bedrooms

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Avenue Road is home to a marvellous mix of homes, perfectly positioned for easy access to the very centre of the village for shops and services alike. The Golden Valley woodland, is a minutes walk away, access being at the end of Glen Road. The village school is within walking distance and incorporates both infants and juniors. PK preschool is adjacent to it and excellent secondary school provision is close by at Woolmer Hill and Bohunt. Regarding schooling, there is an exceptional choice of private schools in the area, please ask for further details.

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 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. 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.

Tenure: Freehold

EPC Rating: C

Council Tax Band: D (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

Avenue Road, Grayshott, Hindhead, GU26

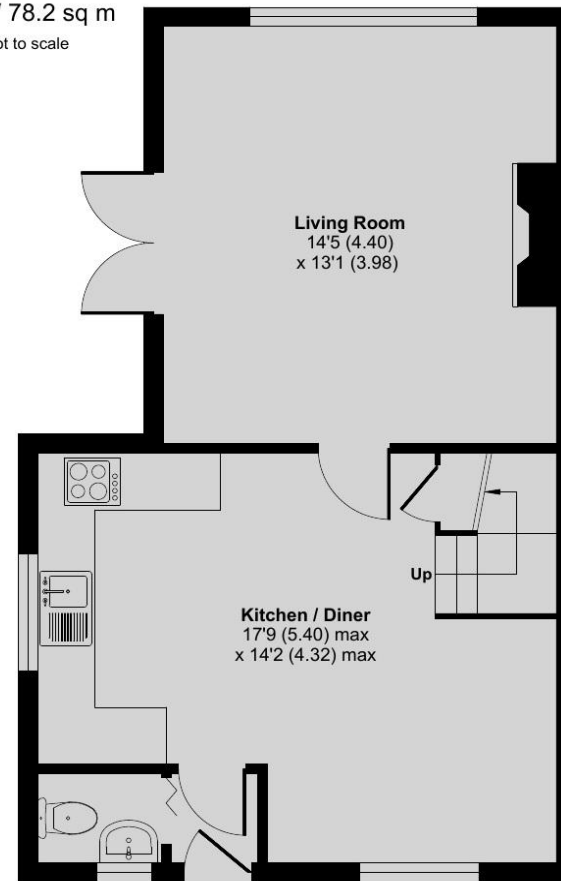
Approximate Area = 800 sq ft / 74.3 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

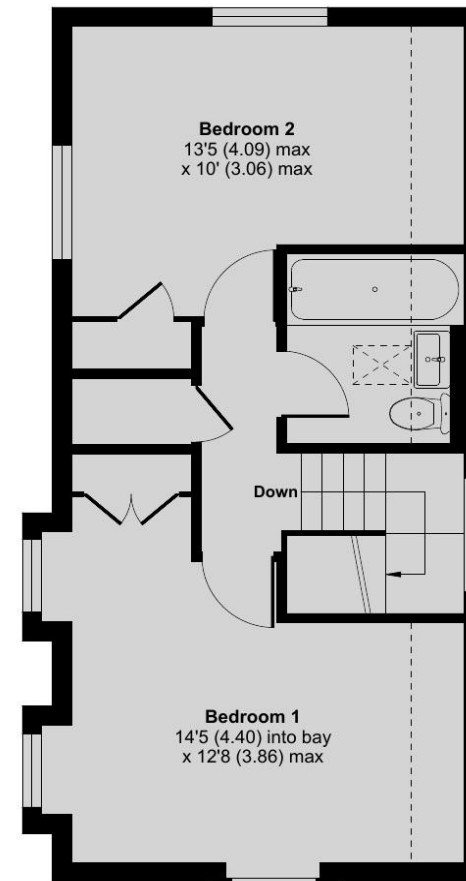
Total = 842 sq ft / 78.2 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1221003



Seymours

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