

20 LONDON ROAD

HINDHEAD • SURREY

20 London Road, Hindhead, Surrey, GU26 6AF

Modern three bedroom semi-detached house, offered with no onward chain. Situated on the edge of the Devil's Punchbowl A.O.N.B in the Surrey Hills. Walking distance of several café's, The Punchbowl hotel and restaurant and a small parade of shops, plus acres of National Trust heath and woodland.

- Block paved driveway parking to the front for two vehicles with pathways to each side (one to the front door and the other to gated access into the rear garden)
- Entrance hall with cloakroom and shelved under stair cupboard
- Good sized sitting room with bespoke wooden shutters to the front, generous hand crafted white oak shelving and double doors opening to the kitchen/dining room
- Contemporary fitted kitchen with several integrated appliances and generous storage including deep pan drawers. Open plan to a dining area with patio doors opening onto the garden
- Stairs to 1st floor landing with double airing cupboard and access to boarded loft
- Master bedroom with box bay window, bespoke wooden shutters and en suite shower room
- Two further good sized bedrooms and a modern family bathroom
- Private, level, well established south facing rear garden with mature well established planting and feature areas. Covered patio area adjacent to the house to allow use throughout the year, providing shade in the summer and shelter in the cooler months!
- Convenient position for easy and swift access onto the A3 and down into Haslemere for mainline rail connections
- Situated on the doorstep of The Devils Punchbowl (turn right at the end of the drive and it's there!)
- Built to a high specification in 2013 by Linden Homes, with the owner having lived there from new, now offered to the market with no onward chain.



KEY INFORMATION

On the doorstep of The Devils Punchbowl (National Trust land)
Offered with no onward chain
Driveway parking
Three bedrooms
Enclosed rear garden

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Enjoying a central position in the heart of Hindhead, walking distance of two cafe's, The Devils Punchbowl Hotel, bar and restaurant, a small parade of shops, Hindhead Commons and the National Trust's Devil's Punchbowl, which offers trails and pathways through acres of heath and woodland (in a designated AONB - area of outstanding natural beauty).

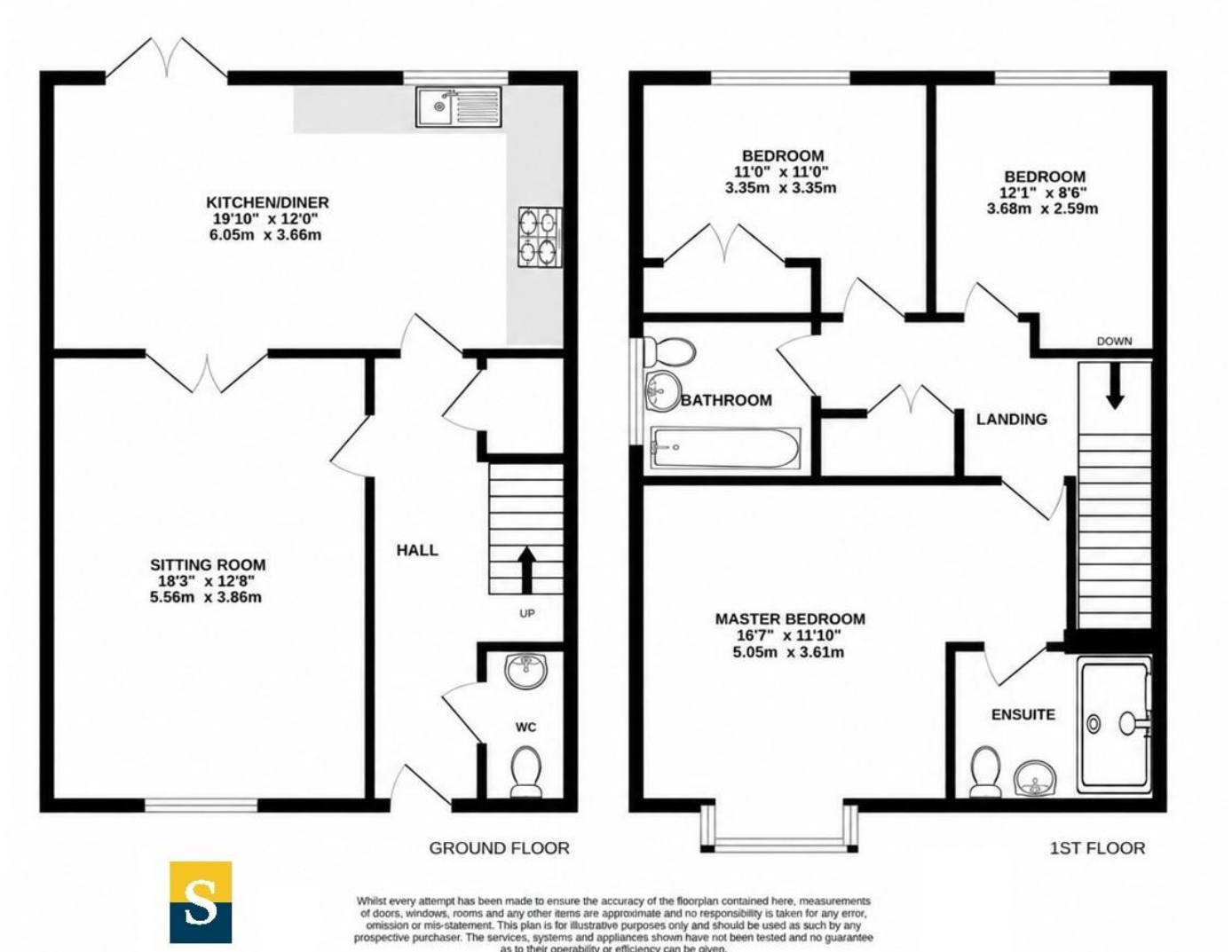
Hindhead is a small historic village, with a cluster of shops and cafe's, situated between the larger towns of Farnham and Haslemere, both of which offer good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports.

A selection of shops and services, including the local primary school can be found in Beacon Hill, Grayshott or Weyhill. Additionally there are a large number of private schools and preschools.

Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. Other sporting facilities include racing at Goodwood, polo at Cowdray Park, and sailing on Frensham Pond. The centre of Guildford is 15 miles away, with an excellent range of leisure, sports, entertainment and dining facilities as well as Guildford Cathedral.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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