

warren
powell-richards

Melsetter | £645,000

Grayshott | Surrey | GU26 6JB



Melsetter

Whitmore Vale, Grayshott, Surrey, GU26 6JB

£645,000 Freehold

Charming detached bungalow with a wealth of history and character, having originated as a cow byre, with modern extensions, now requiring some improvement and refurbishment, nestled in a tranquil spot amidst the woodlands surrounding Whitmore Vale.

- Detached three bedroom bungalow with a number of character features including stone floors, exposed beams and rough rendered walls
- Origins as a cow/cattle byre with more modern extensions and improvements; with further scope to extend if desired STPP
- Situated in grounds of 0.3 acres with large sweeping lawns, and benefiting from elevated woodland views
- Situated in a quite position on a single track road, whilst being only a few minutes drive from Grayshott and Churt villages
- Off road parking to the front and via separate 5 bar gated driveway (potential to create garage here STPP)
- Entrance porch opening to entrance hall/study
- Kitchen opening up to breakfast area (waste disposal unit in sink)
- Access from the breakfast area to rear lobby (housing the boiler) which in turn leads to a laundry room with garden access
- Long double aspect lounge/dining room with a feature wood burning stove and doors to the garden
- Master bedroom with en suite shower room
- Inner hallway from the lounge to two further double bedrooms and family shower/wet room
- The gardens are a real delight and a true feature of the property; mainly laid to lawn but with mature planting and boundaries and with woodland surrounding. Large patio to the rear of the house with gravel area surrounding the garden shed



LOCATION Nestled away amid the tranquility of Whitmore Vale on the edge of the Golden Valley yet only minutes from the centre of Grayshott or Churt villages and only a short drive from Haslemere and Farnham towns. Grayshott is a thriving, award winning village, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors. Grayshott is also home to the prestigious Grayshott Spa, offering membership to local residents. Churt is a delightful village with children's play area, cricket Pitch, football pitches, tennis Club and local pub. St Johns Infant school is highly regarded in the area. Churt is close to many areas of outstanding natural beauty which include; Frensham Ponds, ideal for sailing, Hankley Common, with its golf course and many acres of common land, ideal for walking and riding. The A3, much improved by the Hindhead Tunnel, is a few minutes' drive away with its motorway style connections with the South Coast, London and connections with the M25 to both major airports. www.grayshott.com

DIRECTIONS From the crossroads in the centre of Grayshott take Whitmore Vale Road towards Churt. At the bottom of the hill turn left into Whitmore Vale. Melsetter can be found on the right hand side after a short distance.

COUNCIL TAX

East Hampshire District Council/Hampshire County Council. Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

Mains electricity and water, private drainage (septic tank) and oil heating.



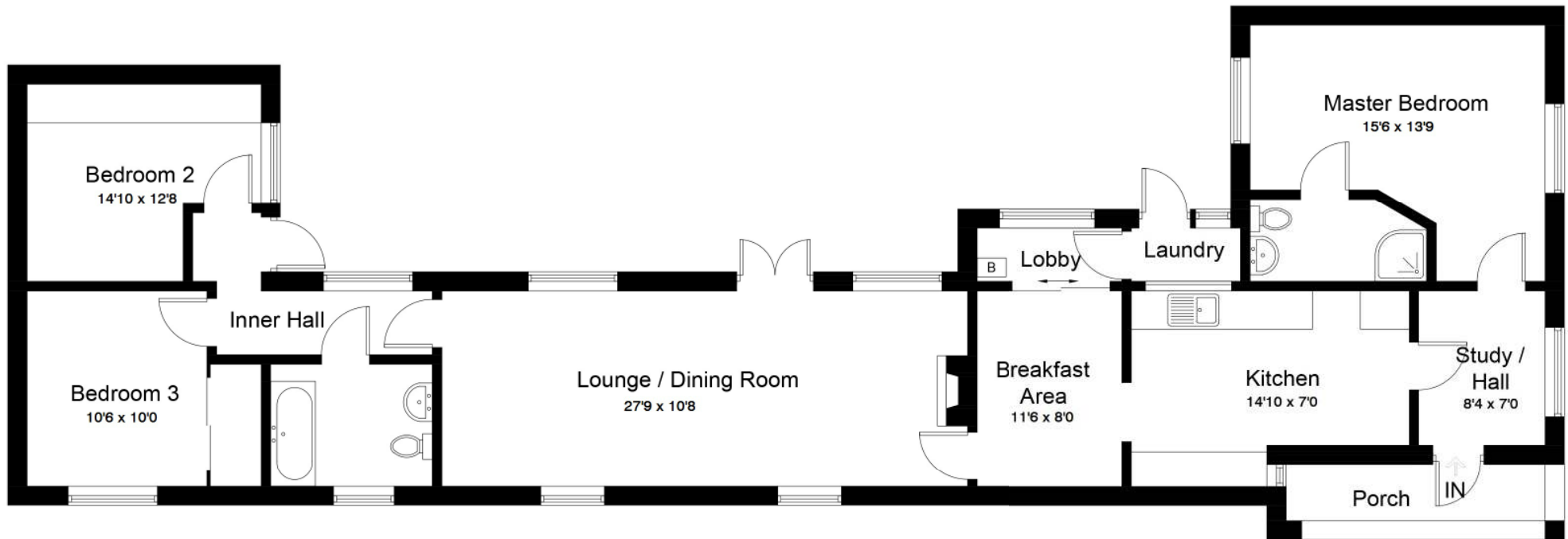
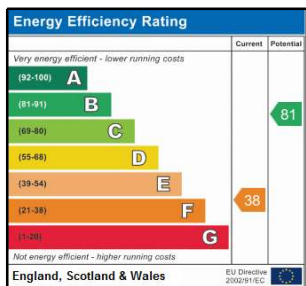


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