

warren
powell-richards

Glenhurst, 8 Mowatt Road | £800,000

Grayshott | Surrey | GU26 6EY



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£800,000 Freehold

Fantastic opportunity to acquire a character 1930's red brick detached house offering scope to extend STPP in a highly desired village location close to National Trust woodland. No Onward Chain.

- Attractive detached character home, dating from the 1930's with more modern extensions and offering further scope to either extend or loft convert if desired STPP
- Set in sought-after and rarely available location in Grayshott village, close to surrounding National trust walks and woodlands
- Mature front garden with "in and out" driveway offering parking for many in addition to attached garage
- Entrance porch opening into entrance hall with cloakroom
- Double aspect sitting room with feature open fireplace
- Dining room/family room with feature fireplace (currently not in use) and bay window
- Kitchen/dining room arranged on two levels with vaulted ceiling and velux windows, feature fireplace with a 'Pittsburg' potbelly wood burner and country style kitchen. Door through to utility room with garden access
- Conservatory extension with raised decking area enjoying views over the garden
- Study/bedroom five accessed from the conservatory
- Master bedroom with built-in wardrobes. Option to create an en suite and dressing room if desired (from bed 4)
- Three further good size bedrooms and family bathroom
- Further ability to loft convert to create comprehensive second-floor accommodation if desired
- Lower ground floor garden store below decking
- Delightful rear garden arranged over a number of large terraces. To the end is private woodland leading down to Stoney Bottom with pedestrian access for walks to Waggoners Wells and for Grayshott Village. Two timber storage sheds well screened by dense hedging in front of which are formal gardens which are mainly to lawn with two entertaining areas with access down both sides



LOCATION

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, whilst there are a large number of private schools and preschools. Grayshott is also home to the prestigious Grayshott Spa, offering membership to local residents. 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. www.grayshott.com

DIRECTIONS

From the crossroads in the centre of Grayshott take Crossways Road out towards Hindhead. Mowatt Road is the 2nd to last turning on the right hand side. No 8 can be seen after a short distance on the right hand side.

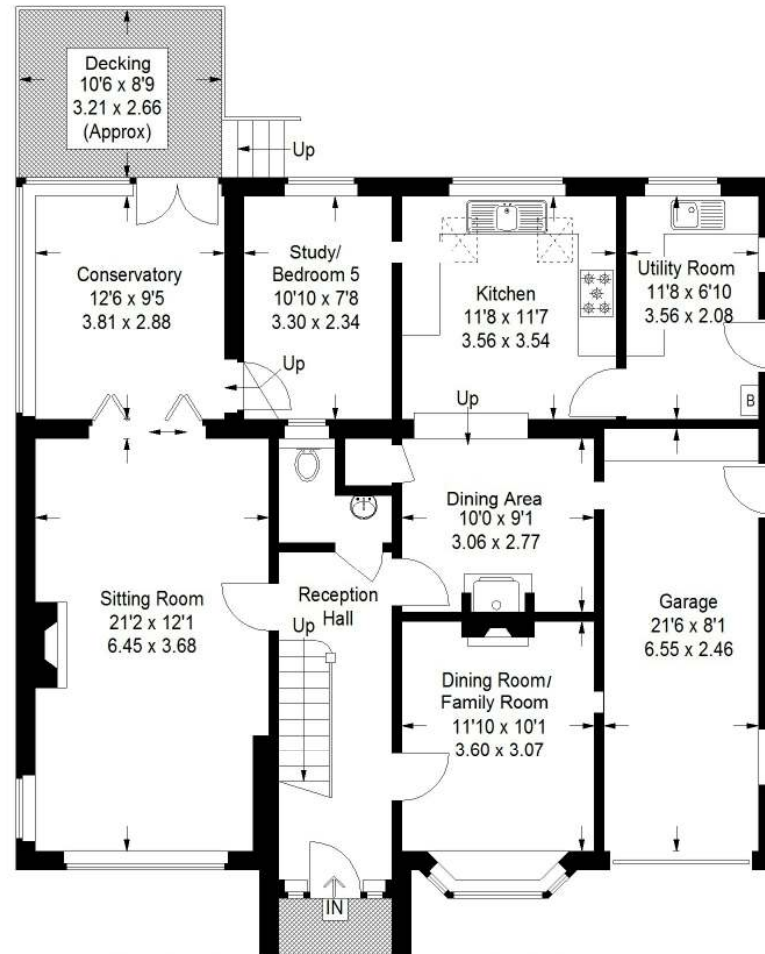
COUNCIL TAX

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)

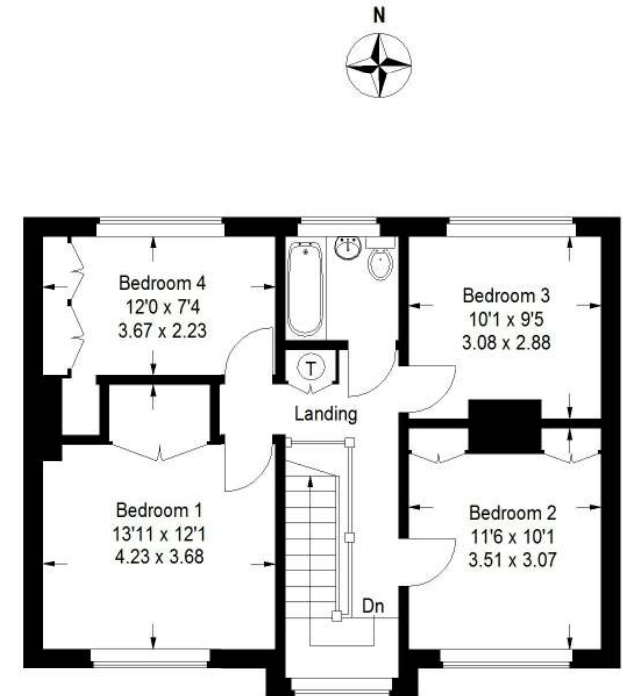
SERVICES

All mains services





Ground Floor (Excluding Garage) = 1105 sq ft / 102.7 sq m



First Floor = 633 sq ft / 58.8 sq m

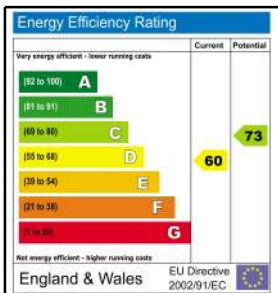
Approximate Gross Internal Area = 1738 sq ft / 161.5 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1917 sq ft / 178.1 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.

FloorplansSketch.com © 2017 (ID350957)



Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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