

warren
powell-richards

Valley View | £645,000

Grayshott | Surrey | GU26 6LX



Valley View

Valewood Lane, Grayshott, Surrey, GU26 6LX

£645,000 Freehold

Delightful setting on a quiet unmade lane, which becomes a track into National Trust woodland. Exceptionally spacious 3 storey family house offering 2,500 sq feet of accommodation, plus double garage with double storage rooms below. Well cared for family home, now requiring some improvement.

- Detached family house offering substantial accommodation over three floors
- Quiet no-through lane with only a handful of properties and National Trust woodland at the end (The Golden Valley)
- Brick paved driveway parking for two vehicles leading to detached double garage
- Steps, with side garden, lead down to the house and under garage storage rooms.
- Large covered front porch opens into spacious entrance hall with cloakroom
- Double doors open from the hallway into a triple aspect "heart of the home" open plan Dining/Sitting/Family room (30ft x 27'6ft), with two sets of double doors leading to a balcony
- Fitted kitchen with integrated appliances, large hidden walk in larder, small utility room with door to side garden
- Stairs down to very large basement room (29'2 ft long) with en suite shower room and under stair cupboard acting as walk in wardrobe. Two sets of patio doors lead onto decking and garden beyond
- Master bedroom with built in wardrobes and spacious well-appointed en suite bathroom
- Three further good sized double bedrooms and large family bathroom
- Enclosed rear garden, mainly laid to lawn with mature tree/hedge screen to the rear and woodland outlook beyond. To one side is a child's cabin and steps leading back up to the level side garden



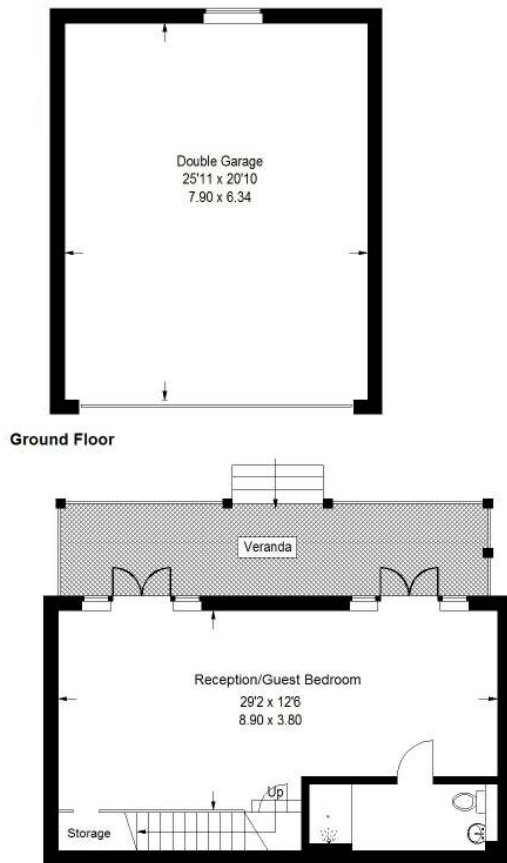
LOCATION Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, 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 the village take Whitmore Vale Road towards Churt. At the brow of the hill turn right into Valewood Lane. Valley View is the 4th house on the left hand side.

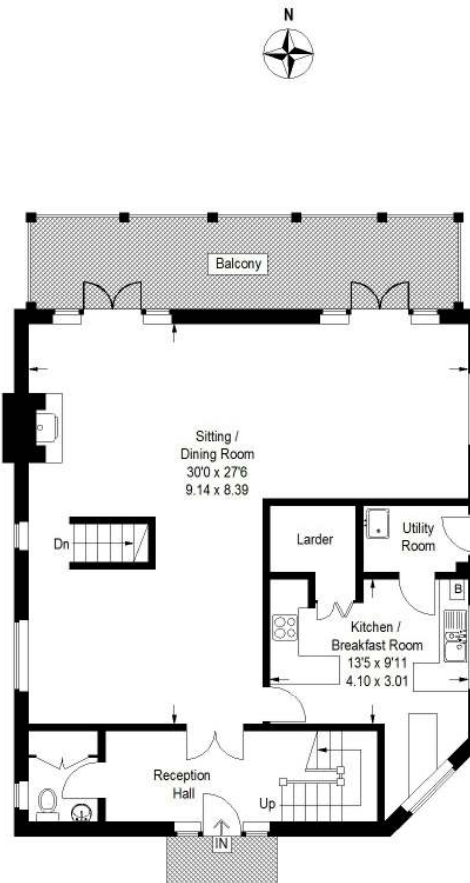
COUNCIL TAX East Hampshire District Council/Hampshire County Council. Council Tax Band G (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES All mains services

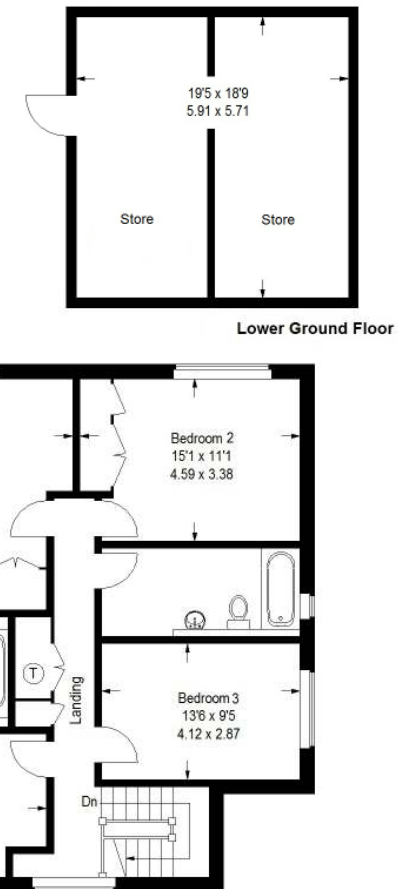




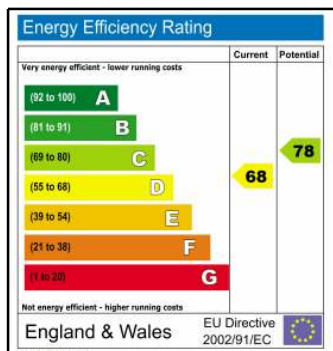
Lower Ground Floor = 506 sq ft / 47 sq m



Ground Floor = 1028 sq ft / 95.5 sq m



First Floor = 992 sq ft / 92.2 sq m



Approximate Gross Internal Area
2526 sq ft / 234.7 sq m
Outbuilding = 362 sq ft / 33.6 sq m
Double Garage = 540 sq ft / 50.2 sq m
Total = 3428 sq ft / 318.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansSketch.com © 2016 (ID288338)

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

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