

warren
powell-richards

11 Tudor Close | £895,000

Grayshott | Surrey | GU26 6HP



11 Tudor Close

Grayshott, Surrey, GU26 6HP

£895,000 Freehold

Substantial detached family home offering flexible accommodation (just over 2,000 sq ft plus garage) with large level gardens approaching quarter of an acre in a tucked away cul de sac position. Well presented throughout with modern fitted kitchen and bathrooms.

- Detached modern family house extended to create extensive comfortable accommodation, with five first floor particularly generous bedrooms
- Enjoying a large plot with level front and rear gardens, within a quiet cul de sac location
- Front garden mainly laid to lawn with newly laid path to the front door. Driveway parking to the side leading to detached double garage
- New entrance porch opening to spacious entrance hall with ground floor shower room, fitted with a modern suite
- Double aspect 22' Sitting room with bay window to the front and tri-fold doors to the rear opening onto a patio and the garden beyond
- Front aspect family room/formal dining room with large bay window
- Modern fitted kitchen with granite work surfaces, space for range cooker and American style fridge freezer. Large archway into breakfast room with patio doors opening onto a patio and garden beyond. Access to a utility room and boot room
- Stairs to first floor galleried landing
- Master bedroom with built in wardrobes and fully tiled modern family bathroom
- Four further generous double bedrooms
- Recently added modern family bathroom with stylish tiling, vanity sink unit, large bath and free standing shower unit
- Rear garden offering a private space in which to entertain or play, or indeed both due to the size of it! Mainly laid to lawn with patio running the width of the house adjacent to the sitting room and breakfast room. Summer house and garden shed. Lightly wooded boundaries



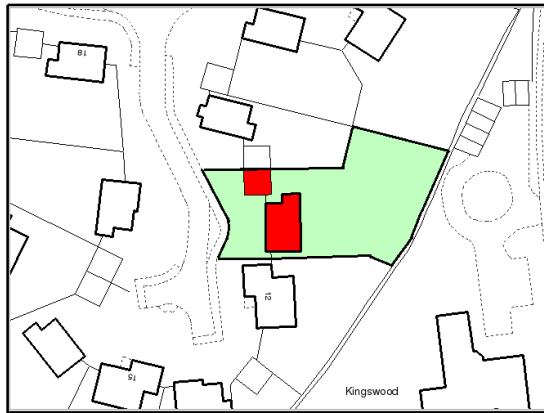
LOCATION Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, 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 turn into Crossways Road and proceed towards Hindhead. Take the last turning on the right into Kingswood Firs, and then the first turning on the left into Tudor Close. Follow the road around to the left and take the 2nd turning on the right. No 11 can be found after a short distance on the left hand side.

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

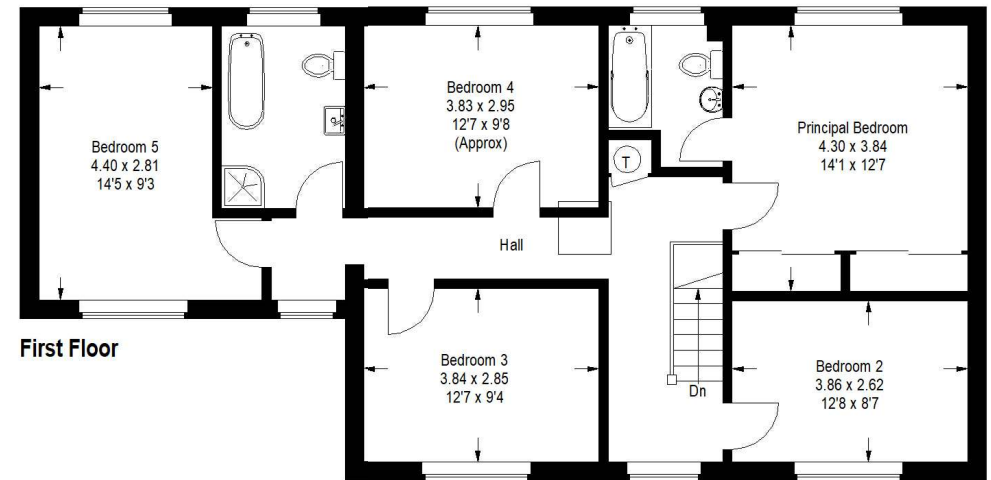
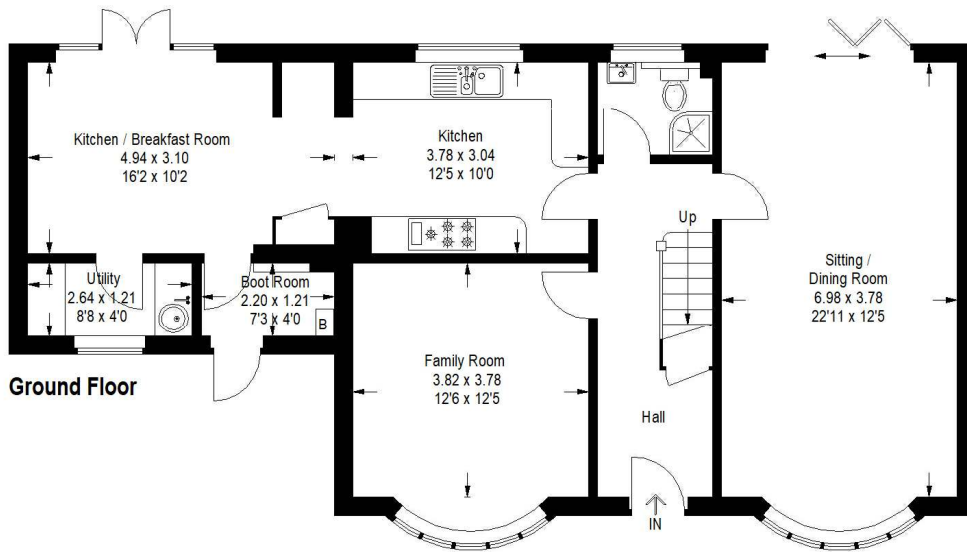
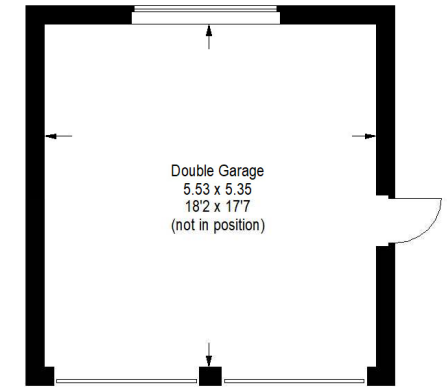
SERVICES All mains services



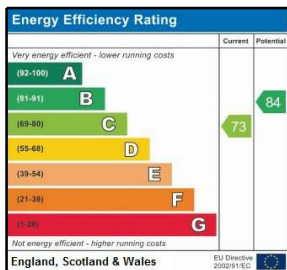


Tudor Close, Grayshott, Hindhead

Approximate Gross Internal Area
 House = 187.3 sq m / 2016 sq ft
 Garage = 29.9 sq m / 322 sq ft
 Total = 217.2 sq m / 2338 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures quoted should not be used as a basis for valuation.



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



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