

warren  
powell-richards

Forest End | £865,000

Hindhead | Surrey | GU26 6SN



## Forest End

Tower Road, Hindhead, Surrey, GU26 6SN

£865,000 Freehold

Substantial detached family house, offering accommodation of approximately 2,300 sq feet, in a large plot with deep front garden offering privacy from the road, on the historically prominent Tower Road, with rear garden backing onto National Trust woodland of The Golden Valley.

- Handsome four bedroom detached family home, 2,297 sq feet including garage
- Positioned well back from the road with a mature front garden mainly laid to lawn with a large gravel drive and turning circle leading to an integral double garage, with pitched roof storage above
- Covered entrance porch opening into generous reception hall with cloakroom and stairs to galleried first floor landing
- 22'5 long sitting room with central fireplace; currently an open fire but with gas point in place for use if desired. Wide patio doors opening into a conservatory overlooking the garden and with doors opening onto a patio
- Dining room with double doors opening from the hall
- Rear aspect study
- Fitted kitchen with an excellent range of base and wall units, integrated appliances and space for a range cooker. Door opening to a breakfast/utility room with garden and garage access
- Master bedroom with en suite bathroom with both bath and shower
- Three further double bedrooms and a family bathroom
- Fantastic sunny rear garden with large lawn, feature ornamental pond and associated rockery, shaped patio, mature trees, hedges and planting. Woodland outlook to the rear which is National Trust owned



### LOCATION

Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having 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. Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty.

### DIRECTIONS

From our office in the centre of Grayshott take the Headley Road (B3002) up towards Hindhead. At the roundabout take the 1st main exit onto the A333 Portsmouth Road, and after a short distance turn left into Tower Road. Follow down and around the right hand bend. Forest End will be seen after a short distance on the left hand side.

### COUNCIL TAX

Waverley Borough Council/Surrey County Council. Council Tax Band G (Correct at time of publication and is subject to change following a council revaluation after a sale)

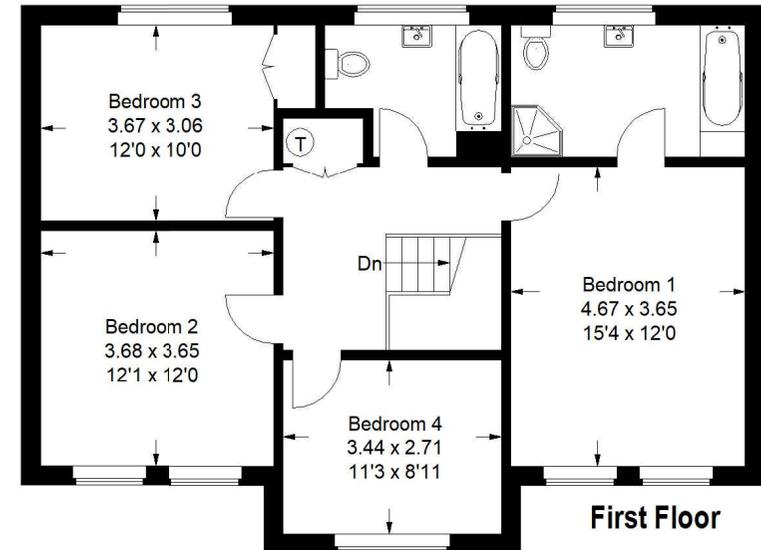
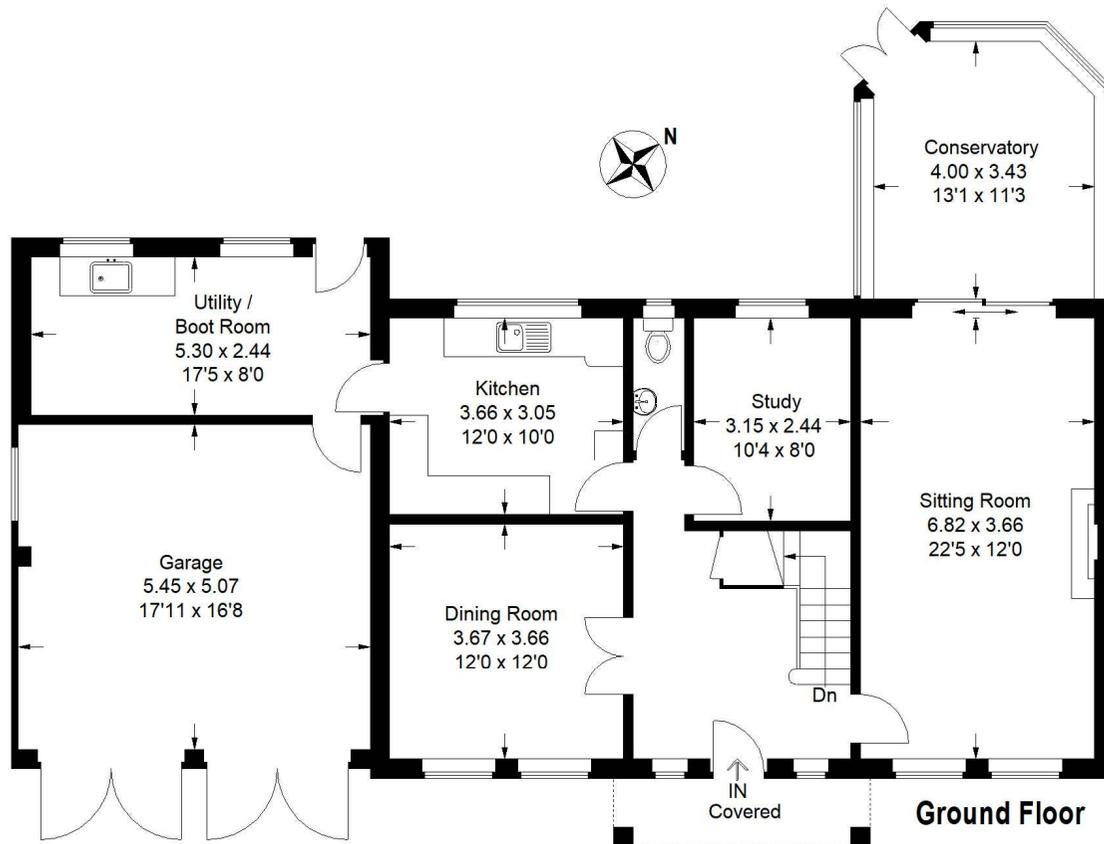
### SERVICES

All mains services



## Tower Road, Hindhead

Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 134.5 sq m / 1448 sq ft  
 First Floor = 78.9 sq m / 849 sq ft  
 Total = 213.4 sq m / 2297 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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 if quoted should not be used as a basis for valuation.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
59	
England & Wales	EU Directive 2002/91/EC

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