



HINDHEAD/GRAYSHOTT



Azalea House
2 Forestdale
Hindhead
Surrey
GU26 6TA

Guide Price £975,000

Superbly extended and modernised family home offering flexible accommodation with 5 bedrooms (2 en suite) and 3 receptions plus a large kitchen/dining/family room.

Large level enclosed south facing garden plus extensive parking with "in and out" driveway plus gated parking area leading to detached triple bay barn style garage



- Substantial detached family house, recently extended, modernised and remodelled to provide flexible accommodation of 2,849 sq ft plus garaging
- New carpets/flooring and redecoration throughout, modernised heating including underfloor heating in some rooms
- Latest technology installed including built in alarm system with remote control CCTV cameras, hardwired wi-fi system, with ethernet cables in all rooms (except dining room). Control 4 which allows one remote control for all entertainment and lighting to be controlled on one remote; Sky, Apple TV, Amazon fire stick etc (can also be controlled by an app on smartphones) and large built in safe
- Large level plot with south facing gardens and extensive off road gated parking
- Triple bay barn style detached garaging
- Pitched roof entrance porch opening into hallway with Karndean flooring
- Double aspect drawing room
- Front aspect dining room
- Fantastic heart of the home open plan kitchen/dining/family room with bi-folding doors onto a paved terrace and the garden beyond. Underfloor heating to the dining/family area



- Modern fully fitted kitchen with large central island featuring pop up plugs, integrated appliances including stacked Neff fan oven and steam oven, Neff microwave, Kupperbusch 5-ring induction hob, Bosch wine cooler, Miele coffee machine Beko dishwasher. Space for American style fridge freezer and washing machine. Breakfast bar with seating for four
- Separate utility room with access to the garden and ground floor cloakroom
- Double aspect sitting room with stairs to
- Double aspect master bedroom with separate dressing room and en suite shower room with bluetooth remote control shower
- Stairs from central hallway lead to first floor landing
- Large guest bedroom with dressing room and en suite shower room
- Three further good sized bedrooms and family bathroom



- Private enclosed and level south facing rear garden, mainly laid to lawn with mature borders and hedging. Feature paved courtyard terrace adjacent to the kitchen and utility
- Raised vegetable beds and small greenhouse adjacent to the garage

LOCATION Forestdale sits on the edge of Hindhead and Grayshott and is within walking distance of all Grayshott facilities and amenities. 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

SERVICES All mains services. 2 boilers; one for the original house and one covering the extension. Nest heating control.

TENURE Freehold Property

LOCAL AUTHORITY Waverley Borough Council/Surrey County Council. Council Tax Band G, I. (I= improvement indicator please ask for more information - Correct at time of publication and is subject to change following a council revaluation after a sale)

DIRECTIONS From our office in the centre of the village take the Headley Road (B3002) towards Hindhead. After a short distance turn right into Forestdale. Azalea House is the first on the left.

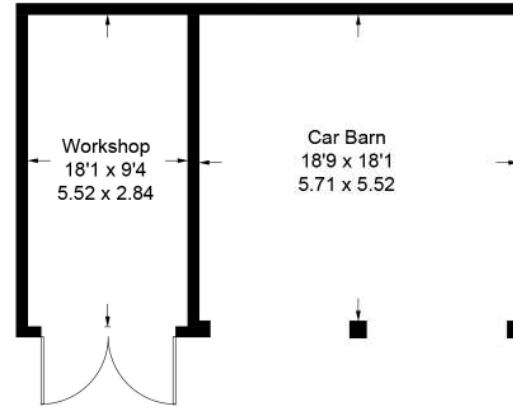
VIEWINGS Strictly by confirmed appointment with the Agents
Office hours: Mon- Fri 9am- 5.30pm Saturday 9am-4pm





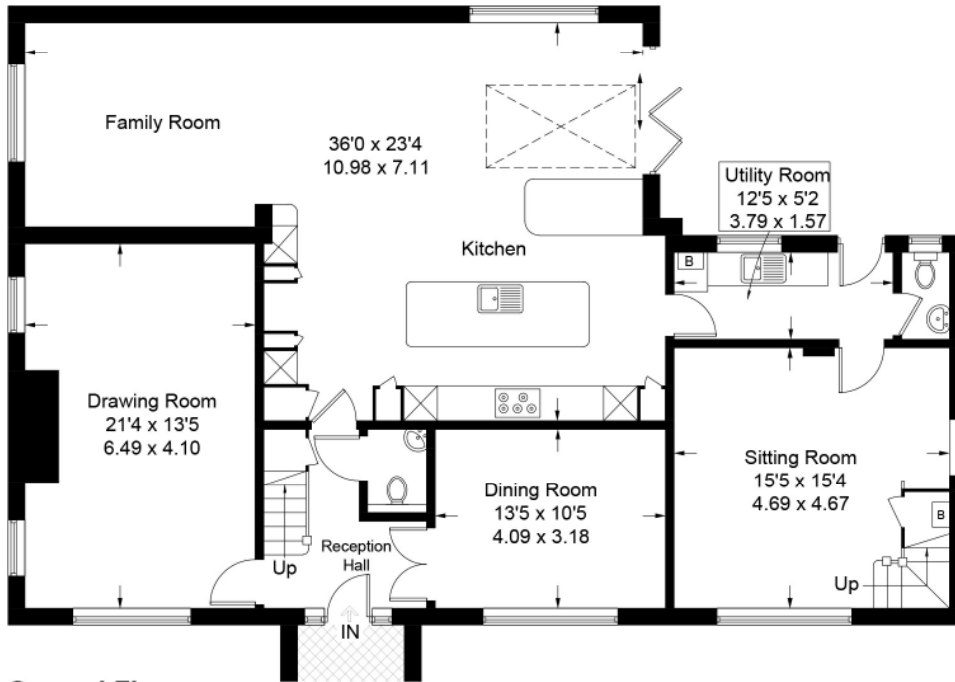
Approximate Gross Internal Area = 2849 sq ft / 264.7 sq m
 Workshop = 170 sq ft / 15.8 sq m
 (Excluding Car Barn)
 Total = 3019 sq ft / 280.5 sq m

Illustration for identification purposes only, measurements are approximate,
 not to scale. FloorplansUsketch.com © 2017 (ID326327)

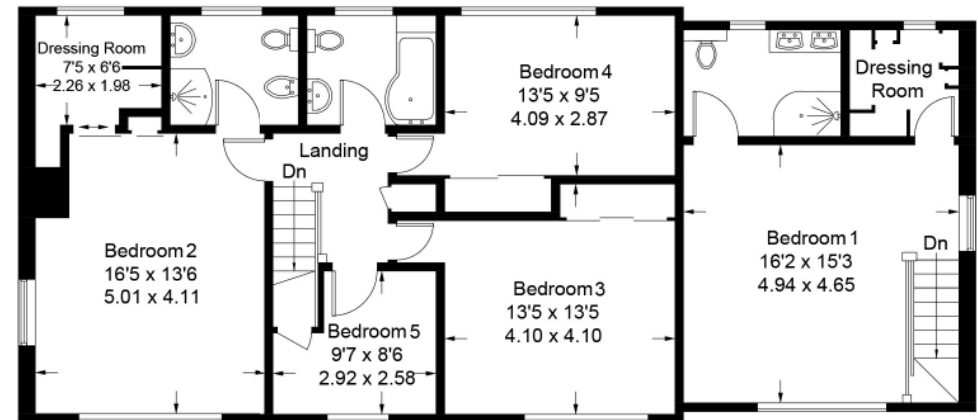


(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		77	82
England & Wales		EU Directive 2002/91/EC	



Ground Floor
 1617 sq ft / 150.2 sq m



First Floor
 1232 sq ft / 114.5 sq m



warren ■
powell-richards



Viewing is by prior arrangement.
 9 The Precinct, Headley Road, Grayshott, Surrey, GU26 6LQ
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www.wprhomes.co.uk

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