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powell-richards

# White Gates | £750,000

Grayshott | Surrey | GU26 6EL



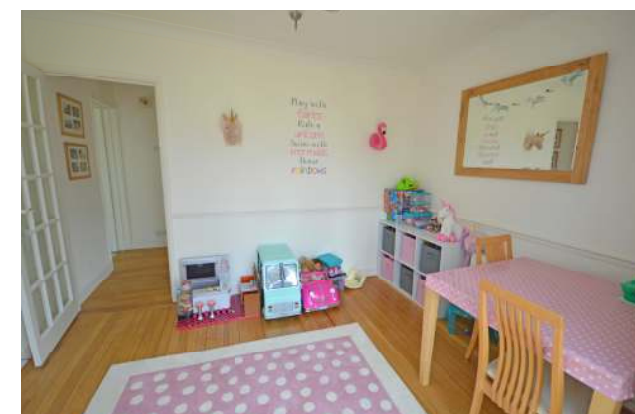
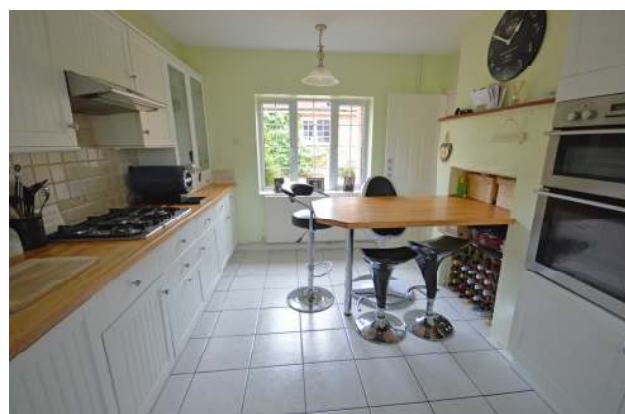
## White Gates

Crossways Road, Grayshott, Surrey, GU26 6EL

£750,000 Freehold

Detached three bedroom family home in generous level surrounding gardens, with gated driveway and detached garage. Positioned well for access to the A3 but also for walking into the village centre, on the edge of Kingswood Firs.

- Generous detached family house, character appearance but modern within
- Secure plot with level surrounding gardens; south facing to the side with a patio area and west facing to the rear
- Electronic double gates open to a large gravel driveway offering parking for several cars and leading to a detached single garage. Additional gated pedestrian access
- Wide covered entrance porch opening into hallway with WC and wooden flooring which extends into the reception rooms
- Triple access sitting room with central fireplace and patio doors opening onto a south facing patio
- 2nd reception room, traditionally a dining room but currently used as a play room, with double doors opening to a large conservatory overlooking the rear garden and with doors onto a paved terrace
- Modern kitchen with integrated appliances and breakfast bar, door to a long utility room, extending the full width of the house with access to both the drive to the front and the garden to the rear
- Master bedroom with tiled en suite shower room and walk in wardrobe
- Two further good sized bedrooms, both rear aspect
- Family bathroom with a white suite
- Level rear garden, enjoying a westerley aspect, sweeping around to the side which is south facing. Mainly laid to lawn with mature boundaries, large patio, and a couple of garden outbuildings



**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 & take-aways, 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](http://www.grayshott.com)

**DIRECTIONS** From the crossroads in the centre of Grayshott take Crossways Road out of the village. White Gates can be found on the right hand side just before the turning for Kingswood Firs (after the dip by Stoney Bottom)

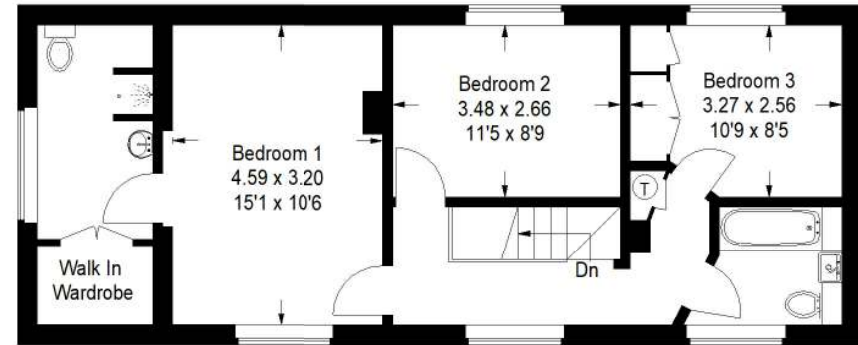
**COUNCIL TAX** East Hampshire District Council / Hampshire County Council. Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

**SERVICES** All mains services

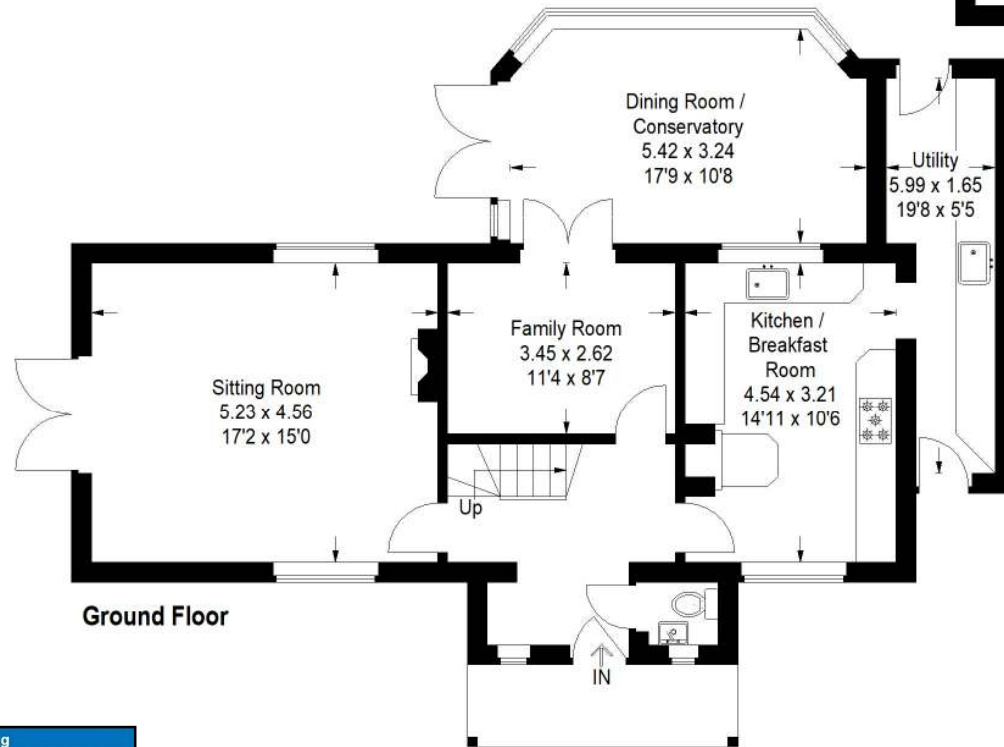


# Crossways Road, Grayshott

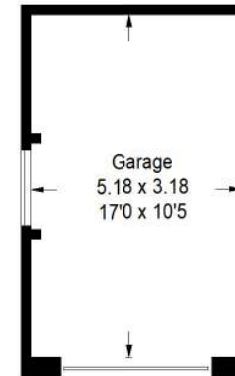
Approximate Gross Internal Area  
 Ground Floor = 89.9 sq m / 968 sq ft  
 First Floor = 55.5 sq m / 597 sq ft  
 Garage = 16.6 sq m / 179 sq ft  
 Total = 162 sq m / 1744 sq ft



First Floor



Ground Floor



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 related 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			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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