

Trotton, 28 Beech Lane | £940,000

Grayshott | Surrey | GU26 6LT

warren
powell-richards



Trotton, 28 Beech Lane

Grayshott, Surrey, GU26 6LT

£940,000 Freehold

Exceptionally spacious detached family house, 2,595 sq feet plus detached double garage. Situated in a tucked away position within mature landscaped and level gardens, South West facing to the rear, with direct access onto the village sports field and The Golden Valley (NT woodland).

- Superb opportunity, a detached family house offering generous and flexible accommodation with five double bedrooms (plus the option to convert landing to a 6th bedroom) and five reception rooms (2,903 sq feet inc garage)
- Close to the village centre and walking distance of the local Primary school and Grayshott Pottery
- Wide sweeping driveway with parking and turning for numerous vehicles leading to a detached double garage, edged with mature floral borders
- Covered entrance porch opening into large hallway with space for occasional furniture
- 23' double aspect sitting room with central fireplace and patio doors opening onto a patio and the garden beyond
- Rear aspect dining room and front aspect study
- Double aspect family room
- Fitted kitchen with a wide opening to a vaulted breakfast room with velux windows and patio doors opening to the garden. Separate utility room
- Stairs to a large open first floor landing, scope to enclose this to create a 6th bedroom if desired
- Master bedroom with en suite bathroom enjoying both free standing bath and separate shower
- Bedroom two with en suite shower room
- Three further double bedrooms and a family shower room
- Fantastic rear garden, south west facing, level, mature, well planned and lovingly maintained. Wide lawn, with gravel pathways, feature patio areas (including Wisteria covered pergolas) and tucked away summerhouse. To the side, behind the garage is a working area with greenhouse, shed and raised vegetable beds. A gate from the garden opens onto the sports field and National Trust woodland beyond.



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 our office in the centre of Grayshott take the B3002 west towards Headley Down. Take the 3rd turning on the right after the crossroads into School Road and then the 3rd turning on the left into Beech Lane. Follow to the end and turn left. Trotton can then be found immediately on the right.

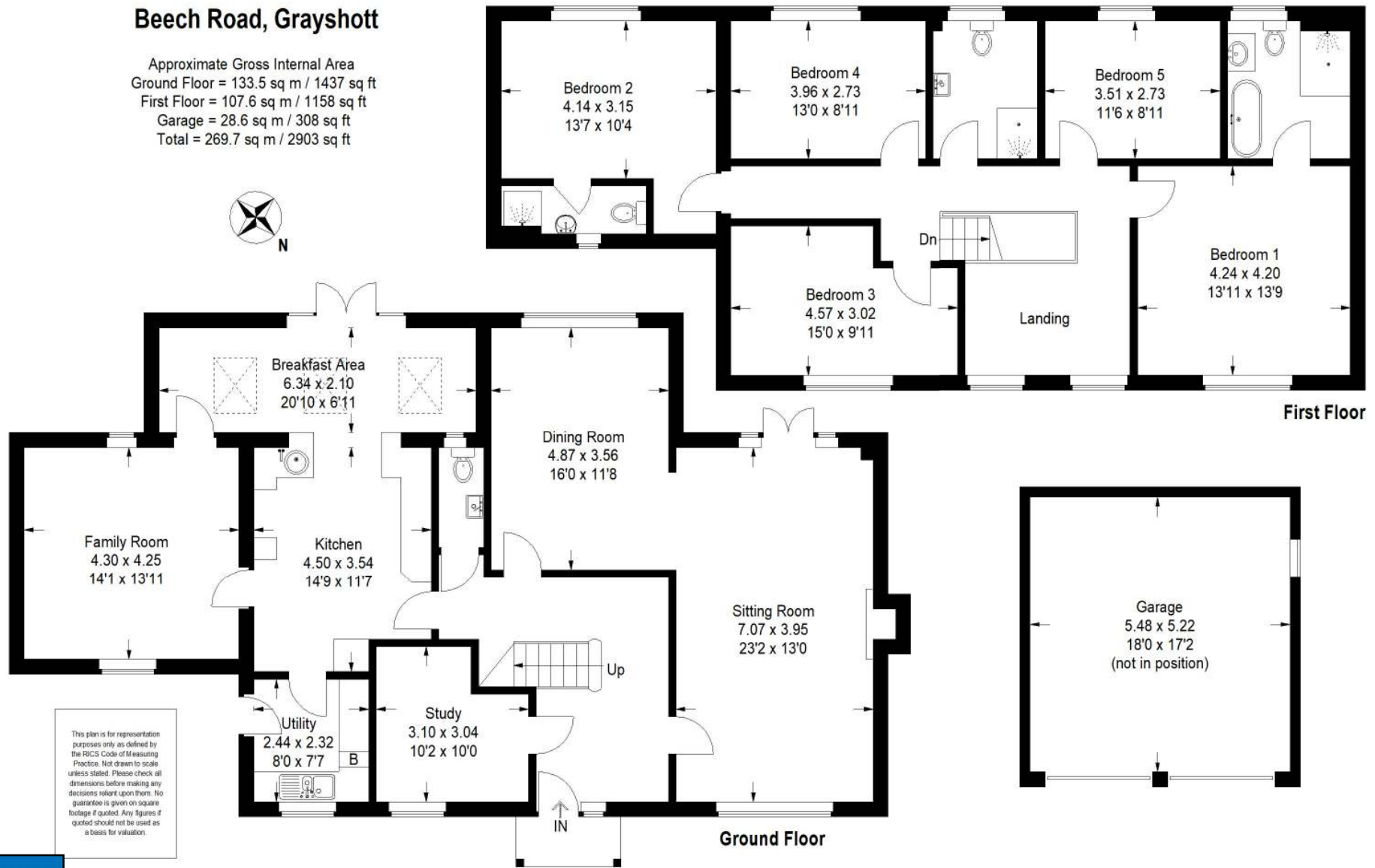
COUNCIL TAX East Hampshire District Council / Hampshire County Council. Council Tax Band G i (i=improvement indicator) Correct at time of publication and is subject to change following a council revaluation after a sale

SERVICES All mains services



Beech Road, Grayshott

Approximate Gross Internal Area
 Ground Floor = 133.5 sq m / 1437 sq ft
 First Floor = 107.6 sq m / 1158 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 269.7 sq m / 2903 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+)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	67	76
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110