

warren
powell-richards

14 Tudor Close | £755,000

Grayshott | Surrey | GU26 6HP



14 Tudor Close

Grayshott, Surrey, GU26 6HP

£755,000 Freehold

Detached four bedroom family house with planning permission granted for significant ground floor extension and re-configuration. End of cul de sac position. Level corner plot of 1/3rd of an acre with formal gardens extending into private light woodland.

- Detached modern family house in a corner position at the end of a cul de sac; a highly desired location on the edge of Kingswood Firs
- Spacious accommodation with two large reception rooms and four double bedrooms (En suite to master)
- Planning permission granted for a significant ground floor extension to the rear (East Hampshire District Council planning ref: 55745)
- 1/3rd of an acre plot with garden to the front and both sides, but predominantly to the rear (south facing)
- Driveway parking for several cars leading to a detached double garage
- Large level rear garden, with mature hedging/trees making it particularly private from neighbouring properties. Wide lawn with woodland pathways leading to a hidden children's play area at the end. Large paved terrace extending across the whole of the rear of the house with feature sunken seating area. A shed and green house can be found by the garage/utility room
- Front door opening into good sized hallway with cloakroom to the end
- Front aspect play room/family room/formal dining room
- Large double aspect sitting room with bay window to the front and patio doors to the rear, currently configured with living room to the front and dining area to the rear
- Modern fitted kitchen over-looking the rear garden with separate utility room offering garden access
- Stair to spacious first floor landing (loft access)
- Master bedroom with built in wardrobes and en suite bathroom
- Three further double bedrooms and a family bathroom



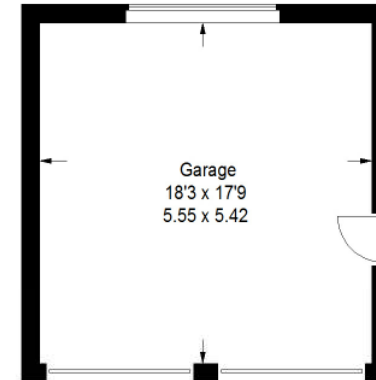
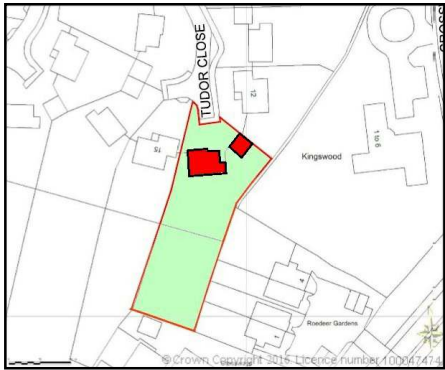
LOCATION Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, 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 take Crossways Road out of the village, after the dip in the road (by Stoney Bottom) take the 2nd turning on the right into Kingswood Firs. Tudor Close is the first turning on the left. Follow the road around to the left and take the 2nd turning on the right hand side. No 14 is at the very end of the cul de sac

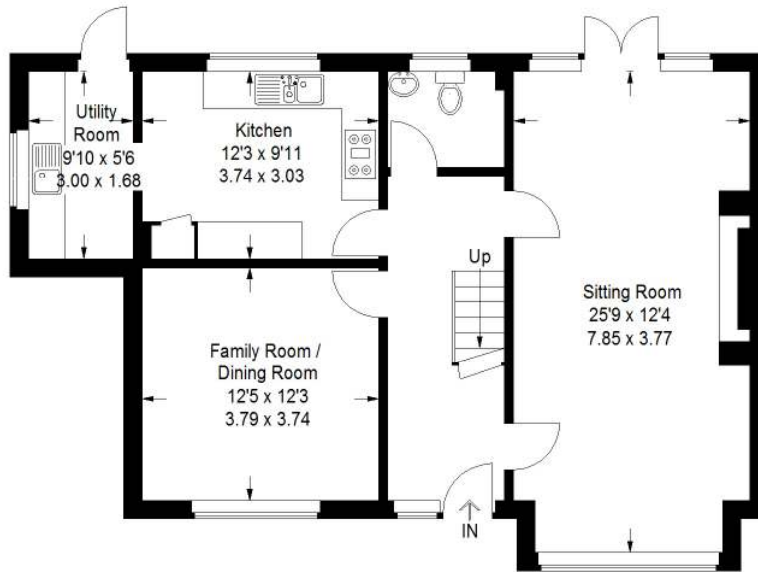
COUNCIL TAX East Hampshire District Council/Hampshire County Council. Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES All mains services

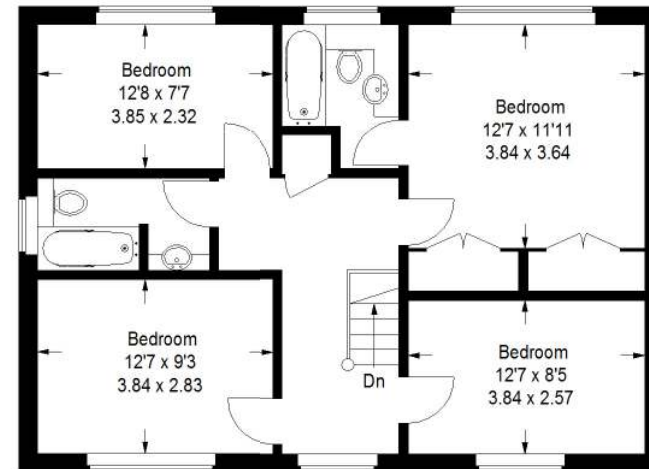




(Not Shown In Actual Location / Orientation)



Ground Floor = 841 sq ft / 78.1 sq m



First Floor = 741 sq ft / 68.9 sq m

Approximate Gross Internal Area = 1582 sq ft / 147 sq m
 Garage = 323 sq ft / 30 sq m
 Total = 1905 sq ft / 177 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2017 (ID 383960)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(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

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