



Keats
independent estate agents

Hindhead
Guide Price
£750,000



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High Cleeve, 4 Churt Wynde, Hindhead, GU26 6RJ

A fine home offering extensive family accommodation, occupying an enviable corner plot position with beautifully stocked southerly facing gardens, large terrace, parking and approximately ½ mile from the Village centre, Primary school and close to National Trust Commons.



- Beacon Hill Primary School approx. ½ mile
- Beacon Hill Village approx. ½ mile
- Hindhead Commons approx. 1½ miles
- Stunning gardens
- Excellent accommodation
- Scope for updating and possible enlargement (stp)
- Four bedrooms
- Three reception rooms
- Plot in the region of 0.4 acre.
- End of chain

BEACON HILL

is a small village offering a range of local shops and amenities including village school, an active British Legion Social club with tennis courts and bowling green, cafe, traditional butchers, post office and pharmacy. It forms part of the larger historic Hindhead area situated between the towns of Farnham and Haslemere which offer High Street shopping and main line rail connections to London in around one hour. Grayshott village is located approximately 1.5 miles away and provides a wide range of shopping facilities from boutiques to High Street names and includes two supermarkets and two banks. Access to the A3 is easy with motorway style connections to London, the south coast and both principal airports. Beacon Hill benefits from many acres of protected countryside which are owned by the National Trust and provides a delightful area for walking, riding or just relaxing. Schools for all age groups; both state and private, can be found within the immediate vicinity.

THE PROPERTY

has been in the same ownership for over 40 years during which time a lot of time and energy has been spent creating the most wonderful gardens, harnessing the natural slope to the rear to its full advantage.

From the drive, a path leads to the covered entrance porch, beyond which is a most welcoming reception hall, with deep under stairs cupboard, woodblock floor (found throughout the main reception rooms) and off which all the principal ground floor accommodation leads. The sitting room is a delightful triple aspect room having, feature gas coal effect fire, doors to the outside terrace and sliding doors leading into the dining room again with doors to the outside. The study with woodblock flooring overlooks the front garden whilst adjacent is the downstairs cloakroom with low level wc, tiled floor and a pedestal wash hand basin with a pillared tap. The kitchen breakfast room enjoys the same rear garden view as the sitting and dining room and comprises a range of soft close wall, floor and drawer units with concealed lighting and associated work surfacing, built in fridge, space for a slot in cooker with extractor and light above, tiled floor and part tiled walls. A door leads to a utility area that gives access to both the front and back garden and has a single drainer sink unit with cupboard under, gas boiler and plenty of space for appliances. The utility provides a useful link to the former garage that has been divided to create a double aspect family room/office with doors to the outside and a door to the remainder of the garage that has been given over to storage, although still retaining the roller door to the drive.

A 180° staircase leads to a galleried landing with access via foldaway ladder to the part boarded and illuminated loft space. The main bedroom is a wonderful double aspect room with views across garden and has a range of fitted cupboards adjacent to which is the ensuite bathroom with its modern white suite of close coupled WC, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, bidet and tiled walls. Bedroom two has a wash hand

basin and the remaining two bedrooms have built in cupboards. Rounding off the accommodation is a family bathroom with a close coupled WC, corner shower, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiled walls and a ladder towel rail

OUTSIDE AND GARDENS

a tarmac driveway provides off street parking and within the garden is found a summerhouse, shed and greenhouse.

Without doubt a major feature of the property the garden being laid to lawn edged by mature shrubs and plants. Both a five bar gate and garden gate gives access down the side to the house. Running the width of the house and accessed from the sitting room, dining room and utility is a fabulous block paved terrace with pergola above, ideal for al fresco dining. Planting includes Acer, clematis, holly, rhododendron, azalea, rose, lilac and buddleia and lawn. Throughout the garden are areas to walk, sit, chop wood and generally enjoy what nature has to offer.

SERVICES All mains services are connected. Gas heating.

INTERNET CONNECTIVITY: High Speed available within the area

LOCAL AUTHORITY Waverley Borough Council Tax Band: G

TENURE Freehold

EPC RATING: E

DIRECTIONS

From the A3 heading southbound take the A333 exit just through the tunnel turning 4th exit off crossing over the A3 to the next round about taking the 2nd exit off towards Hindhead on the A333/Portsmouth Road continuing across the roundabout by the BP/M&S service station on the left. At the next roundabout take the first exit onto the A287 for about ½ a mile turning right by the bollards into the Tilford Road for about ¾ a mile passing Clovelly Road (red post box) and take the next left into Churt Wynde bearing left and the property will be found on the right hand side in the corner.

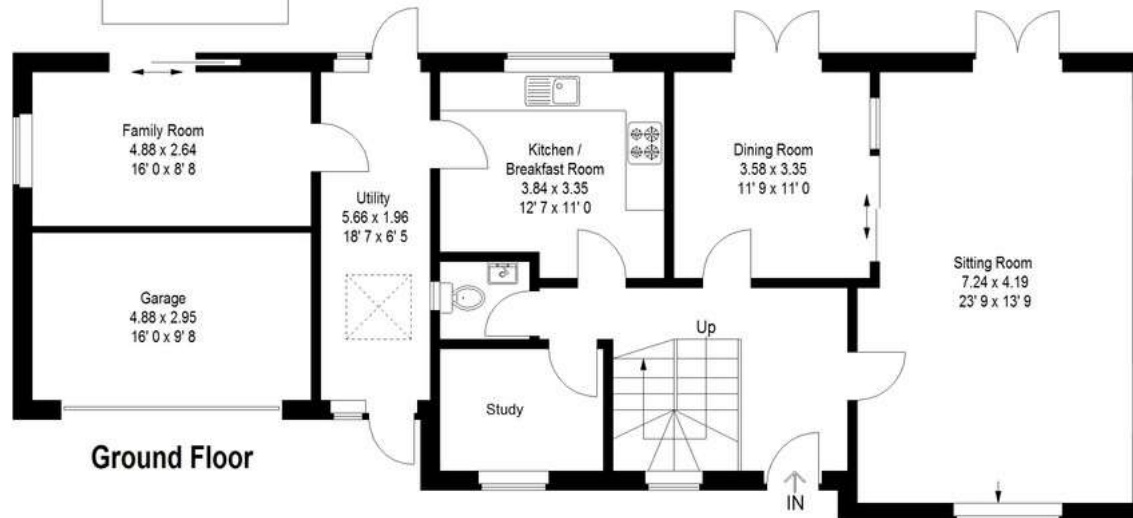
VIEWING

Strictly by confirmed appointment with the Agents. Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. AMAH 15/06/2018

Churt Wynde

Approximate Gross Internal Area
Ground Floor = 109.7 sq m / 1180.4 sq ft
First Floor = 75.1 sq m / 808.5 sq ft
Total = 184.8 sq m / 1988.9 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.



AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

