



St Anne's Drive, Grayshott  
Hindhead, Surrey, GU26



*Beyond your expectations*



# With rear southerly views over National Trust land

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

5 Bedrooms | Family Bathroom | Reception Hall | Shower Room | Separate WC | Fine Sitting/Dining Room | Family Room | Kitchen/Breakfast Room | Utility Area | Double Garage | Garden of about 0.27 Acre

Guide Price £770,000 Freehold

### Description

An older style semi-detached house understood to date from the Victorian era, presented with attractive rendered elevations with brick quoins under a mansard tiled roof. The accommodation is of excellent proportions and recent improvements include re-fitted bathroom, new shower room, re-wiring and re-roofing and new double garage. There is potential for further updating including the provision of an en suite master bedroom if required.

### Outside

DETACHED DOUBLE OAK GARAGE: built by English Heritage in 2016 with light and power connected, two sets of double doors. Timber Storage Shed. Water Tap. Implement Store. Fuel Store. Outside Lighting.  
GARDEN: The property is approached by a gravel driveway with steps leading down to the front of the house, flanked by an area of lawn and flower borders. To the front, there is also a paved courtyard area. The rear garden enjoys a southerly aspect with a paved sun terrace immediately adjoining the house, flanked by flower borders with a sloping lawn beyond interspersed with several mature shrubs including acers, rhododendrons and azaleas. The rear garden is well enclosed with established laurel hedging, affording a good degree of privacy, with a lovely outlook to National Trust woodland beyond. In all the GARDEN EXTENDS TO ABOUT 0.27 ACRE.

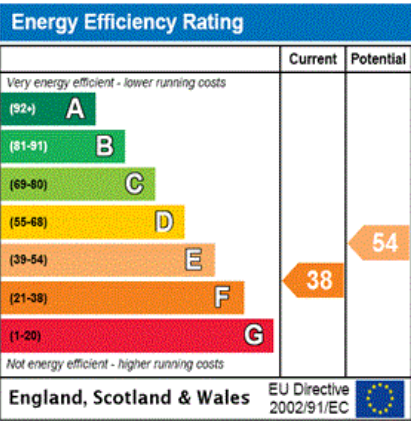
### Location

Enjoying a lovely edge of village location with stunning views across National Trust woodland. The property is approached by a private drive and is within about 0.5 mile of the centre of Grayshott village with its excellent range of shops and everyday facilities. There is a wide choice of both state and private schools in the vicinity. More comprehensive facilities are available in the town of Haslemere, within about 5 miles, including mainline rail services to London Waterloo. There are many well known beauty spots close at hand, including Waggoners Wells and Ludshott Common, ideal for walking.

### Additional Information

SERVICES: All Main Services. Gas Fired Central Heating.

LOCAL AUTHORITY: East Hampshire District Council.



## Headley Road, Grayshott

Approximate Gross Internal Area (Excluding Courtyard)

177 sq m / 1905 sq ft

Garage = 27.9 sq m / 300 sq ft

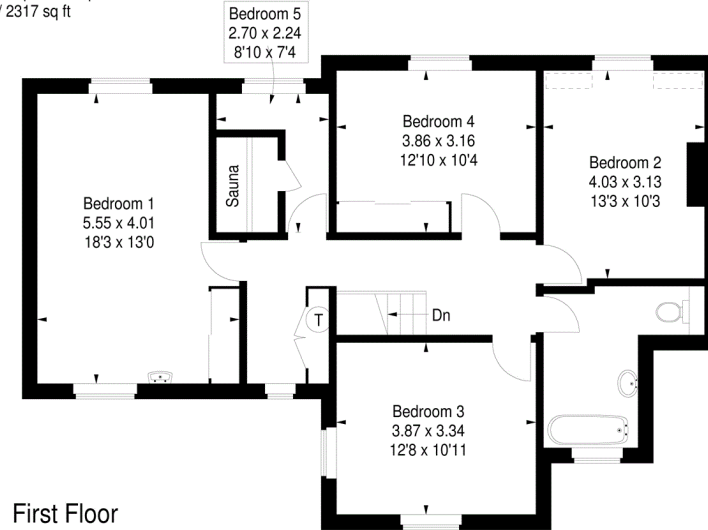
Garden Store = 6.7 sq m / 72 sq ft

Garden / Coal Store = 3.7 sq m / 40 sq ft

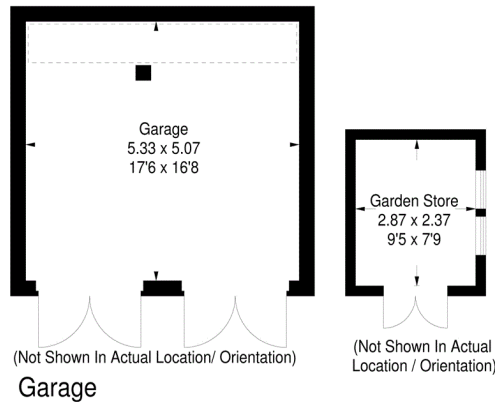
Total = 215.3 sq m / 2317 sq ft



Ground Floor



First Floor



Garage

FLOORPLANZ © 2017 0203 9056099 Ref: 195147

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



