

HAMMER FIRS

HAMMER LANE • GRAYSHOTT • HINDHEAD



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HAMMER LANE • GRAYSHOTT

HINDHEAD • GU26 6JD

A beautifully finished family home, in a peaceful yet convenient location

Haslemere - 6 miles (London Waterloo 56 minutes)

Liphook - 6.5 miles (London Waterloo 65 minutes)

Farnham - 7 miles

Petersfield - 15.5 miles (London Waterloo 66 minutes)

Guildford - 16.5 miles • Chichester - 31 miles • London - 55 miles
(Distances and times are approximate)

Accommodation and Amenities

Entrance hall • Dining room • Sitting room • Kitchen

Breakfast/Family room • Study • Utility • Shower room • Cloakroom

Three en suite bedrooms • Two further bedrooms • Family bathroom

Swimming pool • Changing room • Cloakroom

Sun-terrace

In all approximately 1.120 acres



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

Hammer Firs sits in a private and tucked away location in Hindhead within easy reach of the A3 and Haslemere mainline station.



The town offers excellent shopping facilities for day-to-day needs, such as a Waitrose, a large Tesco and a brand new M&S food store. There is also a choice of restaurants, pubs and coffee shops, along with a tennis club and the Haslemere Leisure Centre. The mainline train station provides services into London Waterloo in approximately 56 minutes. More comprehensive shopping facilities are available in the nearby towns of Godalming and Guildford, which are easily accessed via the A286 and the A3.



There is an exceptional choice of schools in the area including The Royal Senior School and St. Ives in Haslemere, St Edmund's, The Royal Junior School and Amesbury at Hindhead as well as Brookham and Highfield in Liphook. Other schools include Charter House at Godalming, Barrow Hills and King Edward's at Witley and Cranleigh School slightly further afield.



Communications are excellent, with London approximately 45 miles away and the A3 at Hindhead and Milford providing access to the south coast, the M25 and Gatwick, Heathrow and Southampton airports.



Sporting facilities include golf at Hindhead Common, Hankley Common, Liphook and Chiddingfold, racing at Goodwood and Fontwell, Polo at Cowdray Park and sailing at Frensham Ponds and off the south coast of Chichester.



Hammer Firs also has the benefit of Blackdown, an area of approximately 965 acres of ancient woodland owned by the National Trust, which provides excellent walks and rides as well as stunning views over West Sussex and Surrey.

Hammer Firs

Hammer Firs is well-designed and beautifully finished family house, which sits in an elevated setting in a private position in Hindhead. Our client has carried out an extensive renovation project resulting in an impressive family house we see today. The house has been skilfully designed and well thought out to form an impressive open plan living space which benefits from a huge amount of natural light. Internally, the reception rooms and bedrooms are all extremely well-proportioned, with good ceiling heights throughout and the quality of the fixtures and fittings and attention to detail are exceptional.

The kitchen/breakfast room is a charming feature of the house, providing a substantial space for family living as well as a superb area for socialising and entertaining with double doors leading out onto the sun-terrace. The dining room and sitting room also benefit from double doors leading onto the sun-terrace and garden beyond.

On the first floor, are three double bedrooms all with en suites and built in wardrobes and a further two bedrooms.

Hammer Firs is located on a sought-after road in Hindhead and has a great sense of peace and privacy. The property also benefits from being a walk away from Grayshott Medical Spa.

Gardens and Grounds

Hammer Firs is approached via an in-out gravel driveway, providing ample parking. The property sits centrally in its plot with steps leading down to a large indoor swimming pool. The pool complex has five double doors leading to the garden, ideal for the summer months, with a path that leads onto the large sun-terrace to the rear of the house; a great space for entertaining.

The rear garden has been well-manicured to create a flat lawn with a mature woodland beyond. The lawn wraps around to the east side of the house where there is a small decorative pond.

Services

We are advised by our clients that the property has mains water and electricity, together with private drainage and oil-fired central heating.

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Local Authority

East Hampshire District Council –
01730 266551

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such

as fitted carpets, curtains, light fittings, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

Directions (GU26 6TQ)

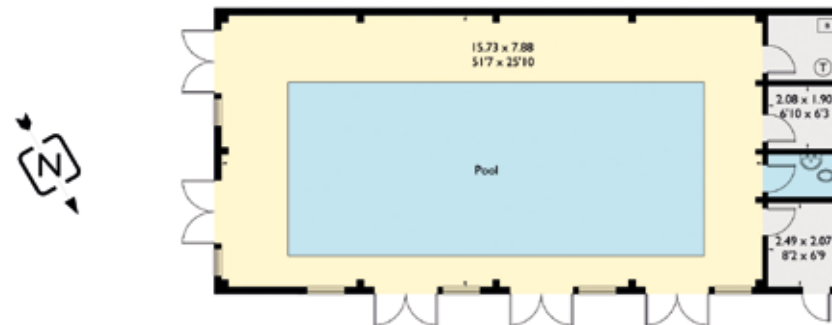
From London, take the A3 southbound passing Guildford and, upon leaving the Hindhead tunnel, exit the A3 signposted to Grayshott and Headley. Take the third exit at the roundabout and at the next roundabout take the second exit signposted towards Hindhead and Haslemere proceeding north on the old Portsmouth Road (A333). At the next mini roundabout take the first exit proceeding through the village of Grayshott for roughly 2.5 miles taking a right-hand turn opposite Grayshott Spa onto Hammer Lane. Follow this road for 500 meters where Hammer Firs will be on your left-hand side.

Approximate Gross Internal Floor Area

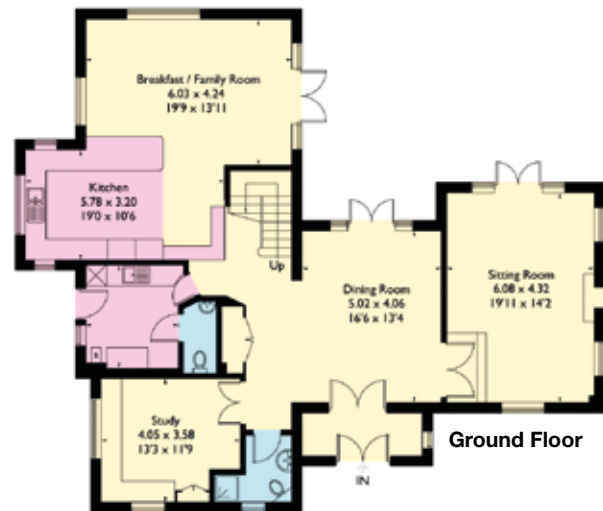
258.9 sq.m / 2787 sq.ft (Excluding void)

Pool House: 142.2 sq.m / 1531 sq.ft

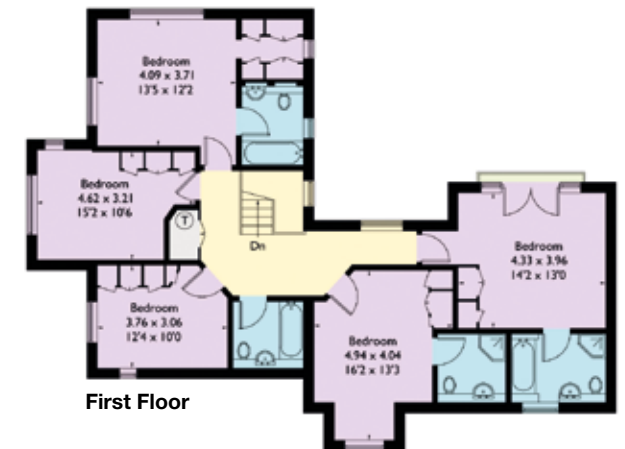
Total: 401.1 sq.m / 4318 sq.ft



Pool House
(Not shown in actual location/orientation)



Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

This plan is for layout guidance only. 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.



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