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# 1 Longdown Cottages

Hindhead | Surrey | GU26 6BB



## 1 Longdown Cottages

Hindhead Road, Hindhead, Surrey, GU26 6BB

### Freehold

Attached period cottage with a superb garden. Character features throughout whilst offering modern family accommodation. Enjoying close proximity to, and scenic views across, National Trust land.

- Driveway parking for 4 cars, plus electric vehicle charge point
- Front door opening into family/dining room, with wood burning stove and wooden floor
- Double aspect principal reception room, with beamed ceiling and open fire
- Rear aspect study
- Triple aspect kitchen with double doors opening on to vaulted conservatory overlooking garden
- Master bedroom enjoying elevated garden views. Built in wardrobes and en suite with both free standing bath and shower
- Double bedroom with built in wardrobe
- Bedroom 3 also benefiting from garden views
- Family bathroom
- Superb rear garden, with numerous areas of interest, mature planting and focus on being wildlife friendly. Towards the end of the garden is a small pond with bridge over it leading to a small wood cabin. To the side is a mini orchard of fruit trees, bushes, vegetable plots accompanied by 2 sheds and a greenhouse. At the rear of the house is a patio area complete with Wisteria covered pergola, ideal for entertaining. There is a useful out-building (historically the wash house for 4 original cottages) with electricity supply, plus brick built home composting area further down the garden. All situated in a total plot size approx. 0.25 acre
- Scenic views across Hindhead Commons to the rear. Easy access onto these via a footpath that runs alongside the Cottages
- Well positioned for easy access to Haslemere for town facilities and mainline train station



## LOCATION

Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports. Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty. A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle

## DIRECTIONS

From the double roundabout in the centre of Hindhead take the A287 Hindhead Road towards Haslemere for about two thirds of a mile. 1 Longdown Cottages can be found on the left hand side

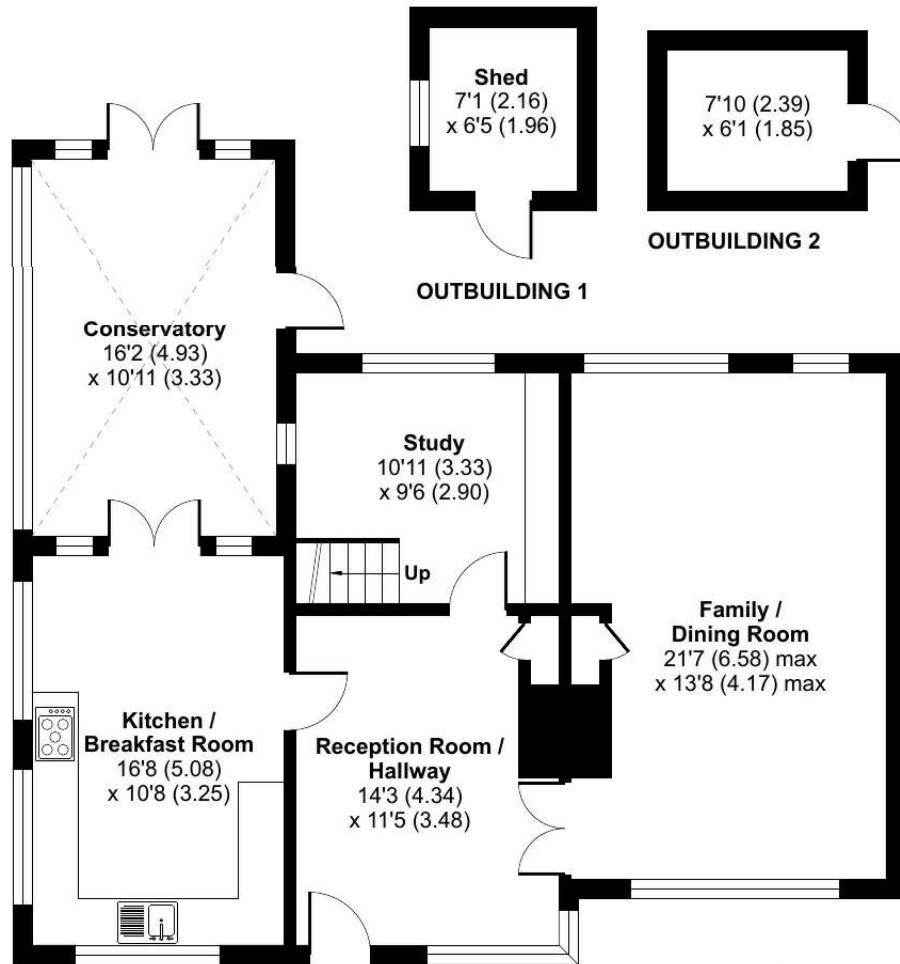
## COUNCIL TAX

Waverley Borough Council / Surrey County Council.  
Council Tax Band E (Correct at time of publication and is subject to change following a council revaluation after a sale)

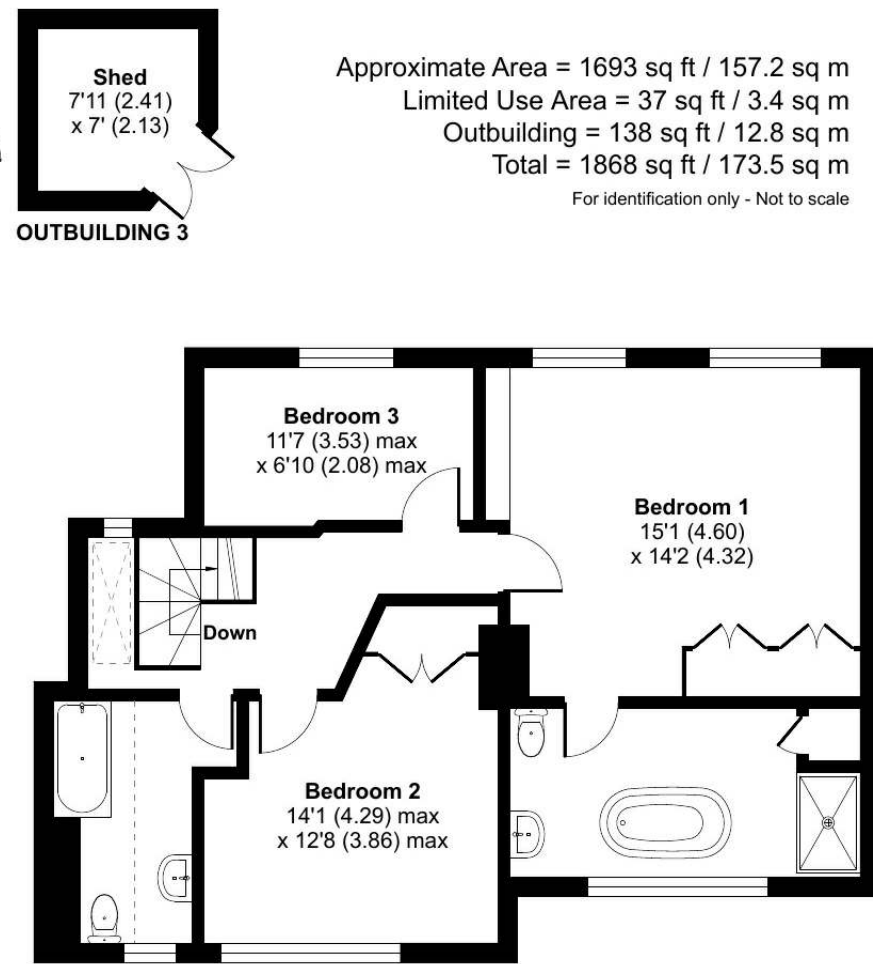
## SERVICES

All mains services. Double glazed throughout.





**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 1693 sq ft / 157.2 sq m  
 Limited Use Area = 37 sq ft / 3.4 sq m  
 Outbuilding = 138 sq ft / 12.8 sq m  
 Total = 1868 sq ft / 173.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1002032

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+)	
<b>A</b>	
(81-91)	
<b>B</b>	
(69-80)	
<b>C</b>	
(55-68)	
<b>D</b>	
(39-54)	
<b>E</b>	56
(21-38)	
<b>F</b>	
(1-20)	
<b>G</b>	69
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
www.epc-uk.com	

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