



# Melsetter

Whitmore Vale | Grayshott | GU26 6JB





## Melsetter

Whitmore Vale, Grayshott, GU26 6JB

### Freehold

Stunning detached bungalow; having originated as a cow byre the property has been completely transformed into a modern home whilst retaining its original character and charm. Featuring a large open plan kitchen/dining room at the heart of the home which enjoys views over the gardens.

Nestled in a tranquil spot amidst the woodlands surrounding Whitmore Vale, whilst only being a few minutes drive from facilities in the highly regarded villages of Grayshott and Churt.

- Grounds of 0.3 acres
- Rural position on a quiet lane, nestled in the woodland setting of The Golden Valley with many public footpaths and beauty spots to enjoy on the doorstep
- Beautifully modernised with expert attention to detail including a neutral Farrow & Ball colour scheme across the interior and exterior
- Maximising natural light with skylights and flush casement timber windows featuring waney edge oak window sills
  - Enhanced energy/eco credentials
- Elevated driveway parking for several vehicles with electric vehicle charge point
- Secondary gated driveway offering further generous parking which leads to a detached double garage
- 28'5 x 10'5 Kitchen/dining room enjoying beamed vaulted ceiling and patio doors onto the garden
  - Master bedroom with en suite bathroom
- Two further generous bedrooms, a smaller 4th bedroom/study and family bathroom



- Large entrance hall with attractive beams and flagstone flooring leading into the centre of the home
- Superb open plan kitchen/dining room with underfloor heating and vaulted ceiling with original beams, a very special room to eat and entertain in. French doors open directly onto a large patio overlooking the gardens, ideal for al fresco dining. Generous drawer and cupboard storage with attractive in frame doors and quartz worktops. Numerous integrated appliances including fridge/freezer, range cooker with induction hob, bin store, and dishwasher. Plenty of space for a dining table and associated furniture. (Air intake pipe already installed for log burner to be added if desired)
- Separate utility room
- Double aspect sitting room with large skylight and French doors opening onto the patio. Attractive lacquered engineered oak flooring
- Spacious master bedroom with views over the garden, benefiting from built in wardrobes and a luxury en suite with both free standing bath and separate shower unit
- Double aspect 2nd bedroom with patio doors onto the garden, a lovely room which rivals the master!
- 3rd double aspect bedroom with built in wardrobes and oak shelving; separate study currently being used as a nursery; and a family bathroom featuring twin sinks, bath with overhead waterfall shower and built in storage
- The gardens are a real delight and a true feature of the property; mainly laid to lawn but with mature planting and boundaries and with woodland surrounding
- Large wraparound patio installed in 2022 with Indian Sandstone, external power points and outdoor lighting. A spacious area linking the sitting room and kitchen/dining room and offering a natural extension when entertaining during summer months
- Insulated garden home office with electrics and broadband connected
- Timber garage erected in 2021, complete with power and lighting





## LOCATION

Nestled away amid the tranquility of Whitmore Vale on the edge of the Golden Valley yet only minutes from the centre of Grayshott or Churt villages and only a short drive from Haslemere and Farnham towns. Grayshott is a thriving, award winning village, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors. Churt is a delightful village, on the edge of the Surrey Hills Area of Outstanding Natural Beauty with children's play area, cricket Pitch, football pitches, tennis Club and local pub. St Johns Infant school is highly regarded in the area. Churt is close to many areas of outstanding natural beauty which include; Frensham Ponds, ideal for sailing, Hankley Common, with its golf course and many acres of common land, ideal for walking and riding. The A3, much improved by the Hindhead Tunnel, is a few minutes' drive away with its motorway style connections with the South Coast, London and connections with the M25 to both major airports

## DIRECTIONS

From the crossroads in the centre of Grayshott take Whitmore Vale Road towards Churt. At the bottom of the hill turn left into Whitmore Vale. Melsetter can be found on the right hand side after some distance.

## 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

Mains electricity and water, private drainage (septic tank) and oil heating. Electric vehicles charge point installed. Premium windows and doors replaced in 2019 with thermal seals and Planitherm comfort plus glass for improved energy efficiency. New Worcester Bosch boiler installed in 2019. Electrics/plumbing refurbished in 2020 as well as a new oil tank installed and enhanced wall and loft insulation being added. Nest thermostat. Underfloor heating to kitchen.





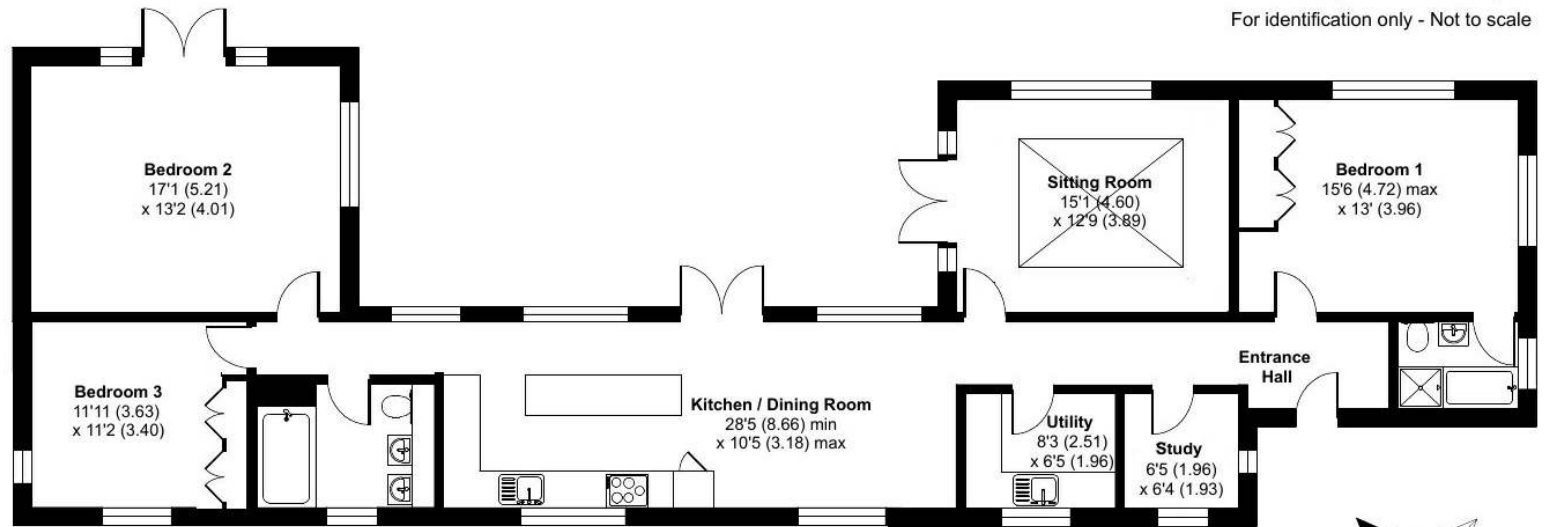
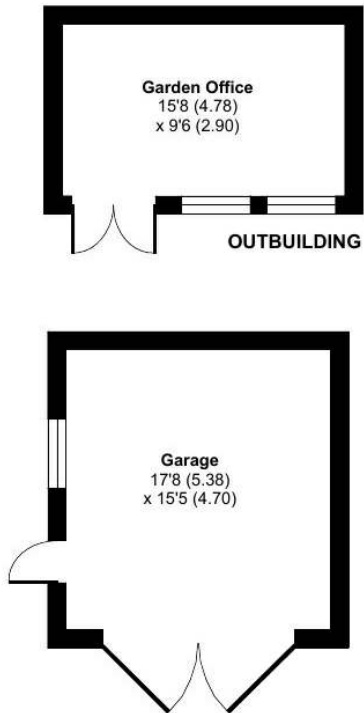
# Whitmore Vale, Grayshott, Hindhead, GU26

Approximate Area = 1623 sq ft / 150.7 sq m (includes garage)

Outbuilding = 148 sq ft / 13.7 sq m

Total = 1771 sq ft / 164.5 sq m

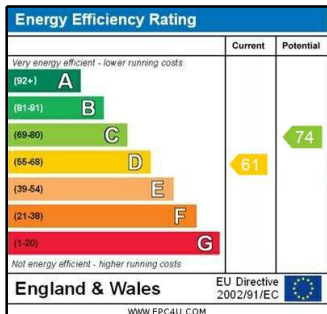
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Warren Powell-Richards. REF: 1031839



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