

wpr

Andeley, Beacon Hill Road

£570,000

Hindhead | Surrey | GU26 6NR



## Andeley, Becon Hill Road

Hindhead, Surrey GU26 6NR

£570,000 Freehold

- Haslemere town centre 4.1 miles
- Haslemere mainline train station 3.7 miles
- A3 1.9 miles
- Guildford 16.0 miles
- M25 24.5 miles

### Characterful family house with an extensive garden and development potential

- Four bedrooms
- Family bathroom
- Open plan sitting/dining room
- Kitchen/breakfast room
- Gas heating and double glazing
- Double garage and parking area
- Large garden
- NO ONWARD CHAIN

#### DESCRIPTION

An attractive Edwardian detached house set in a very convenient location within a short walk of a range of shops, village school, recreation ground and the thriving village club which has a range of sports facilities. The house has been in one family ownership for forty five years and has been carefully maintained but now offers a tremendous opportunity to update and create a individual home with a separate annexe/dwelling.

The accommodation has a light airy feel and the mature hedges and garden provide a good level of seclusion.

The rear garden is a particular feature, extending to 150 feet in length and with a rear access drive leading to the garage and parking area.



## LOCATION

Beacon Hill is a small, charming Surrey village surrounded by National Trust Land including The Golden Valley and The Devils Punchbowl. The village has a number of local shops, restaurants and primary school. The neighbouring village of Grayshott offers a greater range of shops and services. There is easy access onto the A3 providing fast road links to London and the South Coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, restaurants, leisure facilities and other services. Close by, there are several Golf Courses, many acres of National Trust lands, ideal for walking and riding and sailing at Frensham Pond.

[www.beaconhillhindhead.org](http://www.beaconhillhindhead.org)

**DIRECTIONS** From the double roundabout in the centre of Hindhead take the exit signposted Churt and Farnham (A287). Continue for just over a mile and Beacon Hill Road will be seen on the right. The property will be seen on the left immediately prior to Hill Road and opposite the school.

**COUNCIL TAX** WBC Tax Band E

**SERVICES** All main services

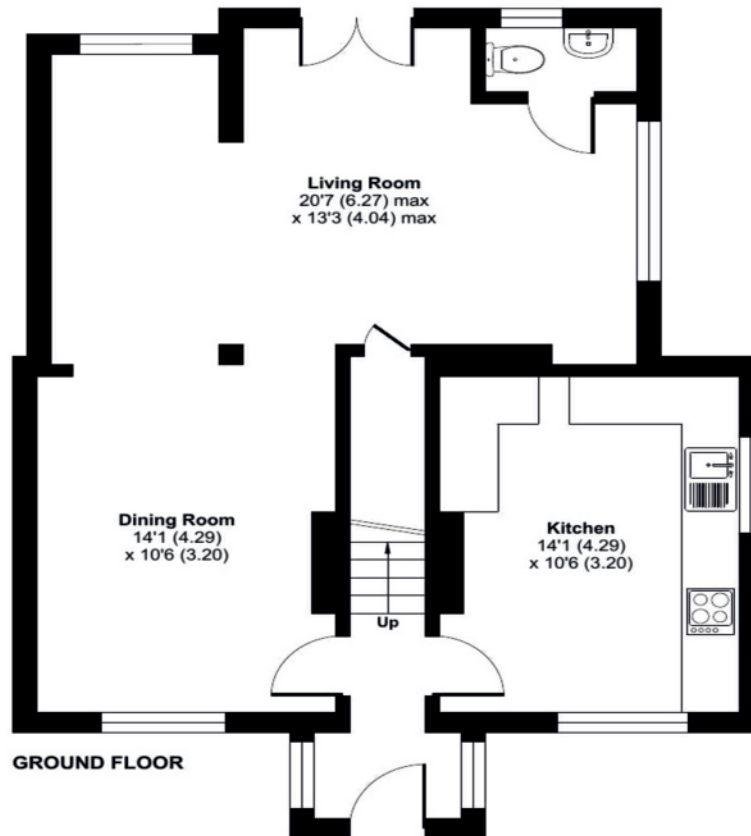




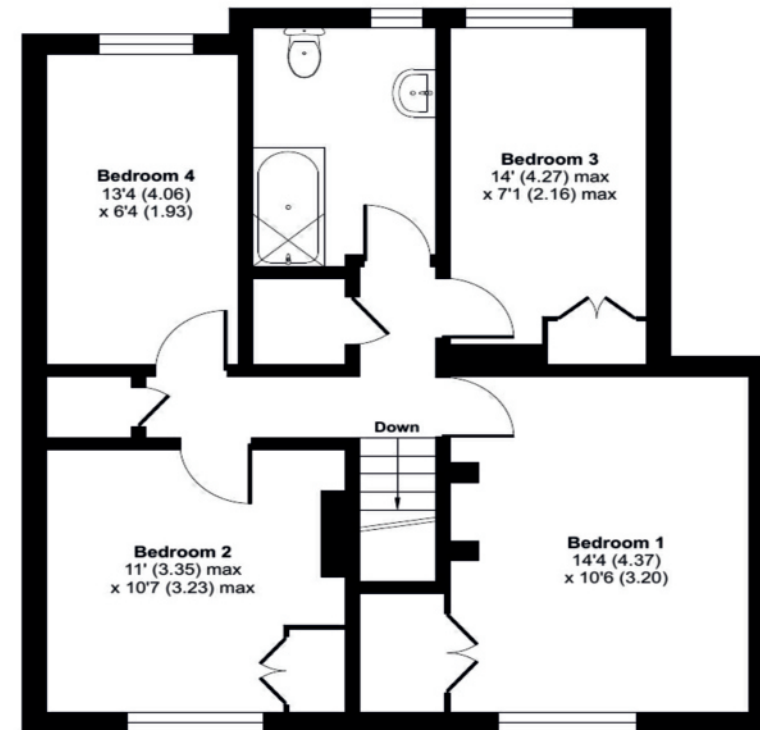
# Beacon Hill Road, Hindhead, GU26

Approximate Area = 1310 sq ft / 121.7 sq m

For identification only - Not to scale



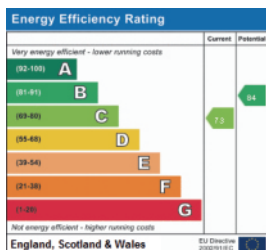
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2023. Produced for Warren Powell-Richards. REF: 969273



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