

warren
powell-richards

Beechwood | £925,000

Grayshott | Surrey | GU26 6DP



Beechwood

Headley Road, Grayshott, Surrey, GU26 6DP

£925,000 Freehold

A fine detached family home offering generous accommodation in private well screened gardens of approx 1/3rd of an acre; south facing to the rear. Driveway parking and double garage to the front. Offered with no onward chain.

- Excellently presented detached house with accommodation arranged over three floors - all reception rooms and bedrooms enjoying a south facing aspect
- Generous plot with good sized front garden and large south facing garden to the rear
- Well positioned for an easy walk to village centre amenities and National Trust woodland
- Driveway parking and turning for several vehicles in addition to an integral double garage with electric doors
- Wide entrance porch opening into welcoming reception hall with solid oak flooring
- Double aspect sitting room with central log burner installed in late 2018
- Rear aspect dining room
- Modern luxury kitchen/breakfast room with flagstone flooring, granite work surfaces, soft closer drawers/doors, integrated wine cooler, range cooker, dishwasher and fridge freezer. Cupboard housing washing machine and tumble dryer
- Covered alley to the garage offering access to front and rear gardens
- Master bedroom with large en suite (originally a double bedroom)
- 2 further double bedrooms with built in wardrobes
- Two shower rooms, one with WC
- Stairs from the landing lead to an exceptional 2nd floor bedroom with study area (scope to subdivide into two bedrooms if desired). Built in solid oak chest of drawers and sink, TV and entertainment unit and study furniture. Exceptional garden views can be enjoyed from two large windows which have bench seats with storage below
- Level enclosed rear gardens, principally laid to lawn with wide decking adjacent to the house and a woodland feel to the boundaries



LOCATION

Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools. Grayshott is also home to the prestigious Grayshott Spa, offering membership to local residents. The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports. www.grayshott.com

DIRECTIONS

From our office in Grayshott take the B3002 towards Headley Down, passing the crossroads and village green/sports field. At St Josephs church turn left. The driveway for Beechwood is adjacent to the church.

COUNCIL TAX

East Hampshire District Council/Hampshire County Council. Council Tax Band G (Correct at time of publication and is subject to change following a council revaluation after a sale)

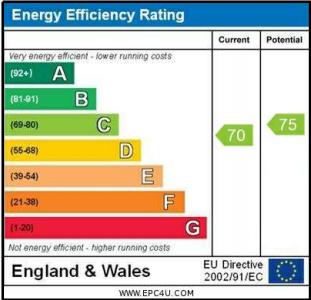
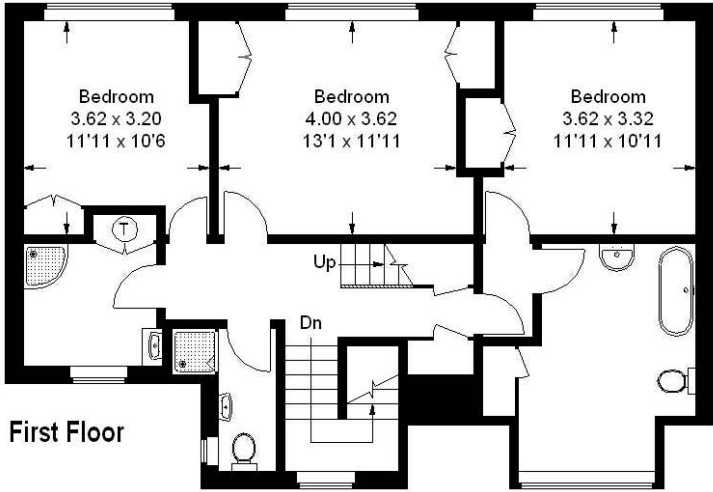
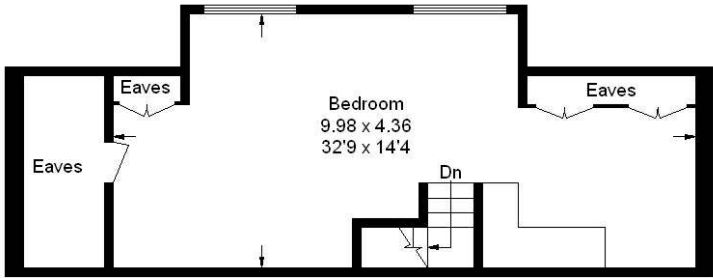
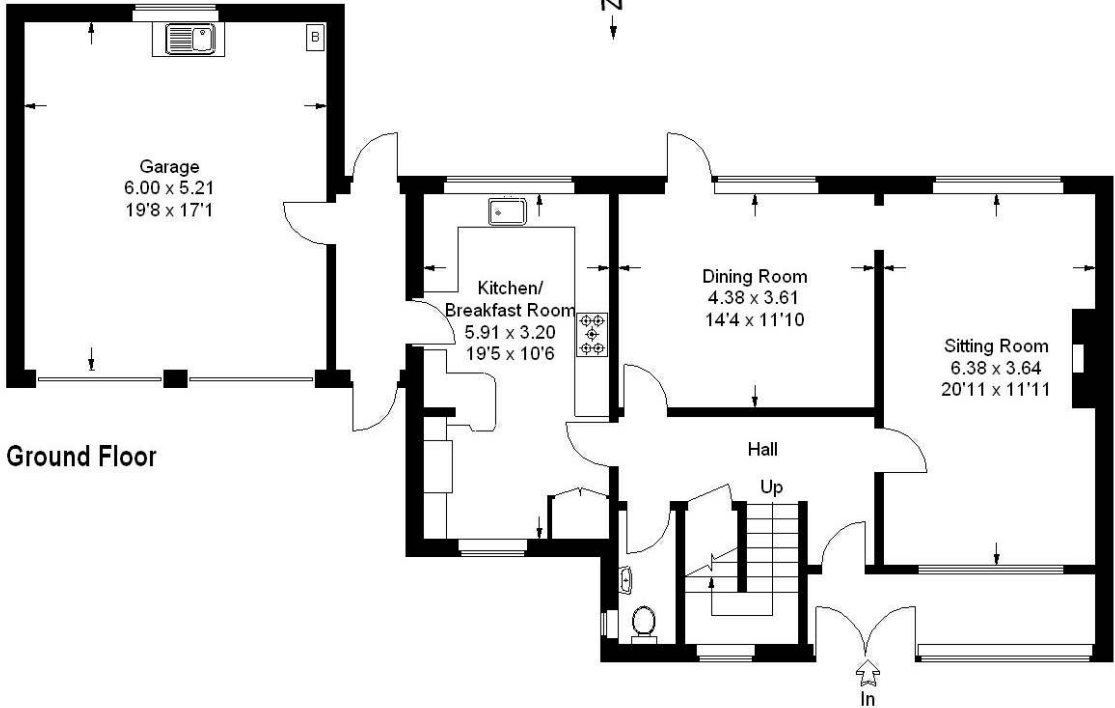
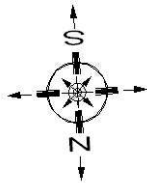
SERVICES

All mains services. Boiler 3-4 years old



Beechwood, Headley Road, Grayshott, Hindhead, Hampshire, GU26 6DP

Approximate Gross Internal Area
(Including Garage & Excluding Eaves) :-
238 sq m / 2562 sq ft



FLOORPLANZ © 2010 01483755510 Ref 72636

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.

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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