

Beacon Heights, 7 Caerleon Close | £850,000

Hindhead | Surrey | GU26 6PL

warren
powell-richards



Beacon Heights, 7 Caerleon Close

Hindhead, Surrey, GU26 6PL

£850,000 Freehold

A handsome detached house in a quiet cul de sac close to National Trust woodland. Extensive off road parking and large rear garden; carefully landscaped to provide numerous areas of interest.

- Detached five bedroom house with two large reception rooms and an open plan kitchen/dining room providing 2,495 square feet of accommodation
- Situated in a small cul de sac, tucked away off of a private road, particularly quiet whilst being walking distance of Beacon Hill shops and The Golden Valley woodland
- Generous driveway offering parking and turning for many vehicles, with mature defined boundaries
- Covered entrance porch opening into reception hall
- Double aspect sitting room with feature exposed brick wall, central wood burner and patio doors opening onto the garden
- Double aspect family room converted from former double garage with feature wood burner and wooden flooring
- Front aspect study
- Open plan contemporary kitchen/dining room with patio doors opening onto the garden; recently refitted to a high standard with many integrated appliances, including Lacanche range cooker (French Aga), high capacity Miele dishwasher and pull out larder pantries. Separate utility
- Master bedroom with dressing room and en suite bathroom
- Four further good sized bedrooms and a family bathroom with both bath and shower
- Wide and deep rear garden carefully landscaped to offer areas of interest throughout, all within mature borders offering privacy. Adjacent to the house is a large shaped patio with wide shallow steps flanked by lawn on either side, down to a decked terrace, perfect for catching the evening sun, and a child's playhouse.



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. There are several highly regarded private school within close proximity including The Royal School, Amesbury and St Edmunds, with several more as you head out towards Haslemere or Farnham. Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. www.beaconhillhindhead.org

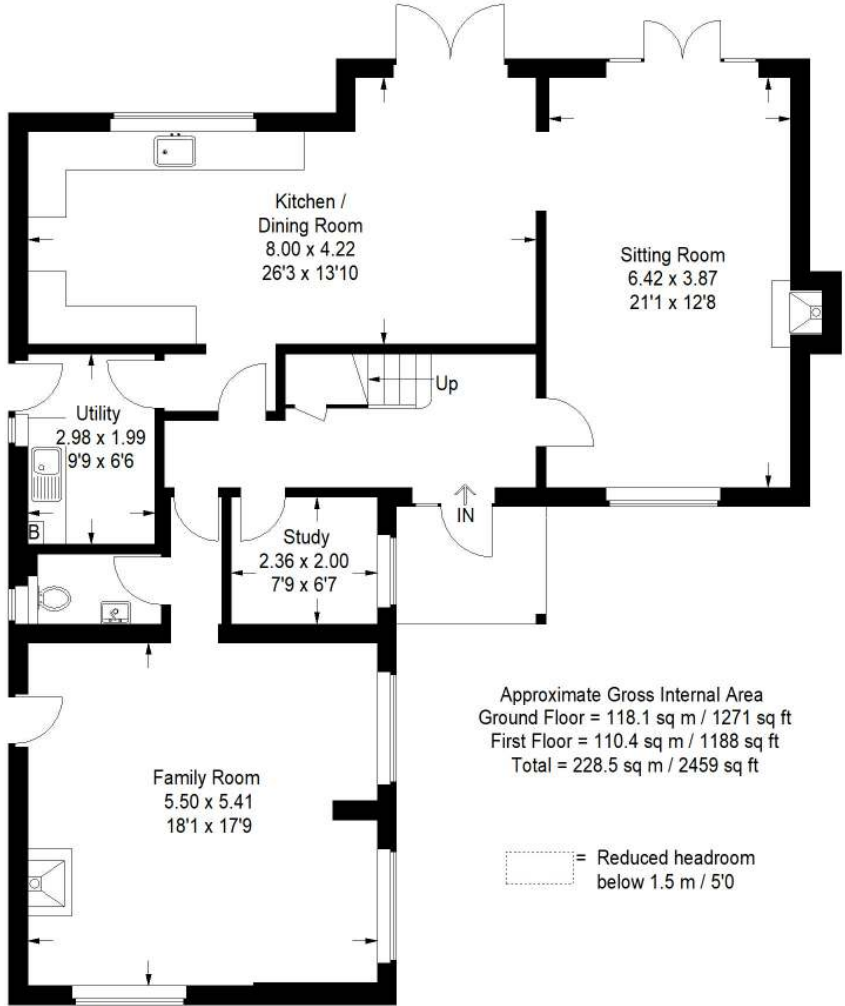
DIRECTIONS From the double roundabout in the centre of Hindhead take the A287 towards Farnham and Churt. Shortly after passing the parade of shops in Beacon Hill turn right into Corry Road, and then left into Caerleon Close. No 7 can be found on the right hand side

COUNCIL TAX Waverley Borough Council / Surrey 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

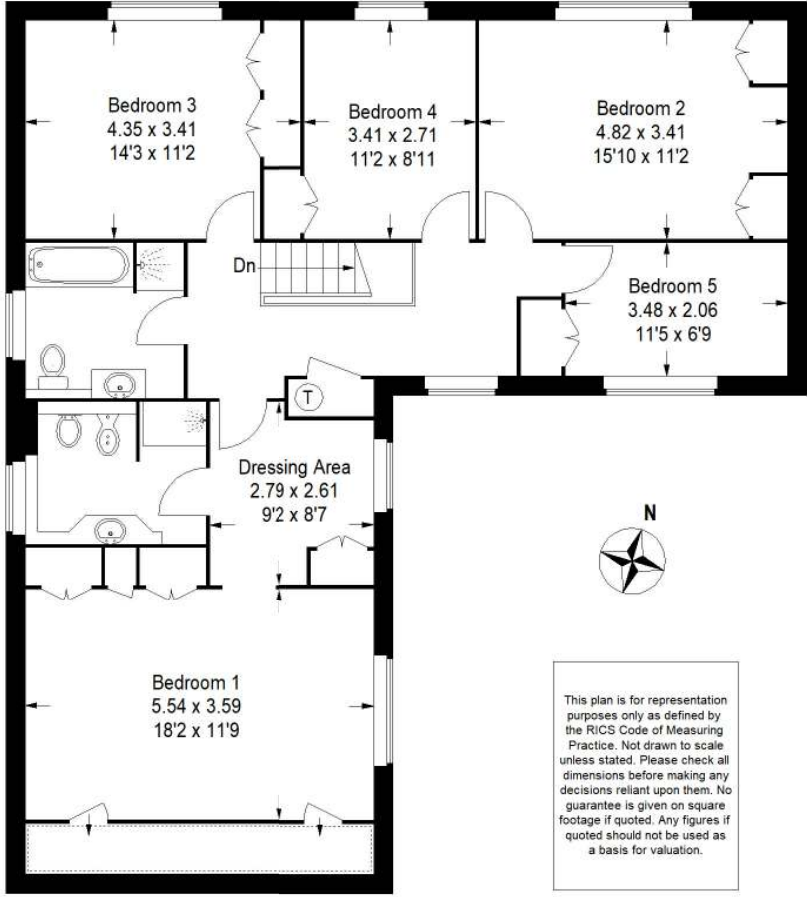


Caerleon Close, Beacon Hill



Approximate Gross Internal Area
 Ground Floor = 118.1 sq m / 1271 sq ft
 First Floor = 110.4 sq m / 1188 sq ft
 Total = 228.5 sq m / 2459 sq ft

= Reduced headroom below 1.5 m / 5'0"



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 75 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |

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

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