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Springwheel House | £950,000

Hindhead | Surrey | GU26 6FQ





Springwheel House

Portsmouth Road, Hindhead, Surrey, GU26

£950,000 Freehold

- 2,347 sq ft of accommodation (inc garage)
 - 5 bedrooms - 3 en suite
 - 24'4 kitchen/breakfast room
- Level enclosed landscaped garden
- Gated entrance to large driveway
- Detached two bay Oak garage
 - No onward chain

Handsome detached four/five bedroom house, built to an exacting standard with careful craftsmanship throughout the house and grounds only four years ago and still presenting as new.

Large gated brick paved driveway entrance with detached garage to the front and level garden to the rear, mainly laid to lawn with mature planting to ensure privacy from neighbours; a lovely space in which to relax or entertain all year.

Built by The Classic Home Company, a local builder of excellent repute renowned for building iconic houses which retain their status and desirability for generations.



- Exceptionally desirable detached house, offering all the latest technology and quality fittings/fixtures including underfloor heating throughout, with the main heat source via a Samsung air to water heat pump
- Situated in a prominent position on the Old Portsmouth Road within level landscaped gardens
- Electronic gated access to an extensive brick paved driveway with landscaped borders offering excellent screening; parking and turning for in excess of six vehicles in addition to a Heritage two bay detached garage
- Stylish pitched roof entrance porch with double front door opening into an expansive reception hall with feature Walnut staircase to the first floor
- Front aspect study
- Double aspect sitting room with feature fireplace (contemporary log burning stove), bi-fold doors to the rear garden and a wide opening to the kitchen/dining room
- Front aspect ground floor en suite bedroom
- Superb modern kitchen with granite solid work tops, Neff integrated appliances, Franke tap and sink, soft close mechanisms to drawers and doors, USB charging sockets, LED under cupboard and plinth lighting, central island with induction hob and concealed "pop up" recessed extraction system. All opening into a large dining area with 3 meter wide sliding patio doors to the rear garden
- Separate utility room with door to garden and boiler area
- Stairs to first floor landing with large velux window and sun tube
- Master bedroom with built in wardrobes and en suite bath room with separate walk in shower
- Guest bedroom with en suite shower room
- Two further bedrooms and a luxury family bathroom
- Level rear garden, carefully landscaped with good sized lawn and patio area, mature planting offers a high degree of privacy from neighbours.





LOCATION

Situated on the cusp of Hindhead and Grayshott, enjoying the best of both villages. Grayshott offers a wealth of individual shops and services which include a Post Office, several different restaurants, cafes and takeaways, two small supermarkets, traditional butcher, greengrocer, ironmonger, chemist, doctors, dentists, opticians, hair salons, and boutiques. A sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools. Bohunt Secondary School has received national recognition and numerous awards. Grayshott is also home to the prestigious Grayshott Spa, offering membership to local residents. Hindhead has a smaller selection of shops, including a post office and fuel station forecourt, but is situated within a wealth of Nation Trust heath and woodland including The Devils Punchbowl, The Golden Valley and Hindhead Common. The larger towns of Farnham, Haslemere and Petersfield offering high street shopping and main line rail connections to London. Access to the A3 is easy offering motorway style connections to London, the South coast and both principal Airports. www.grayshott.com

DIRECTIONS

From the centre of Grayshott, take Crossways Road out of the village, follow to the end. Turn left onto Portsmouth Road South and Springwheel House will be found on the left hand side.

COUNCIL TAX

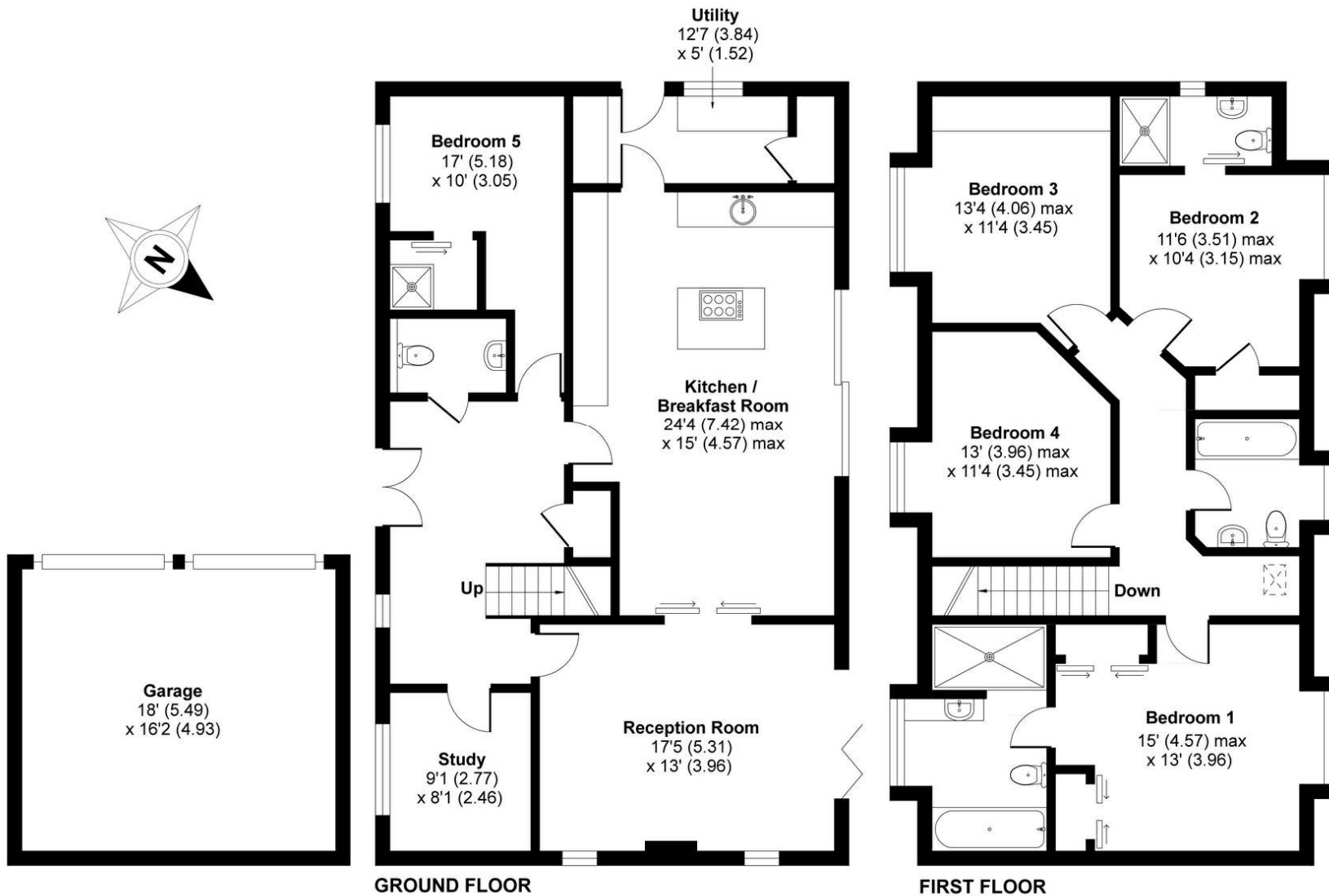
East Hampshire District Council/Hampshire County Council. Council Tax Band G (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES AND TECHNICAL SPECIFICATIONS

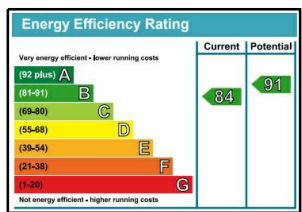
All mains services. Balance of 10 year new home warranty provided by Premier Guarantee. Solid floor construction to both ground floor and first floor with wet under floor heating throughout with touch screen Heatmiser individual room controls. Main heat source via Samsung air to water heat pump (separate information sheet available) with gas fired Vaillant condensing boiler as back up. Rainwater harvesting tank, with fully automatic mains back up system. Automatic hardwood gates with exit sensor, audio entry system, remote control fobs and timer control







Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Warren Powell-Richards. REF: 611581



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