

warren
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The Chase | £700,000

Grayshott | Surrey | GU26 6TU



The Chase

Headley Road, Grayshott, Surrey, GU26 6TU

£700,000 Freehold No Onward Chain

Excellent presented detached three bedroom bungalow situated within delightful surrounding gardens, well screened from neighbours, within a short walk of the village centre facilities and National Trust woodland. Detached garage and off road parking, summerhouse/cabin/office in addition to various gardeners' sheds.

- Delightful bungalow offering spacious accommodation
- Situated within surrounding gardens, mainly laid to lawn with feature trees and planting
- Pedestrian gated access to the front with path leading to patio area adjacent to the front door
- Driveway parking and detached double garage accessed via Hurstmere Close
- Covered porch opening into good sized hall with cloakroom and various storage cupboards
- Double aspect sitting room with remote control electric fire and opening into rear aspect dining/family room with door onto the gardens
- Modern fitted kitchen, with 2 floor to ceiling larder cupboards, open plan to breakfast room with dresser in matching style to kitchen units
- Master bedroom with ensuite shower room
- Two further double bedrooms
- Fully modernised family bathroom
- Large summerhouse/home office with velux window in addition to normal windows, electricity and power. Full central heating and insulation, toilet and wash room



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

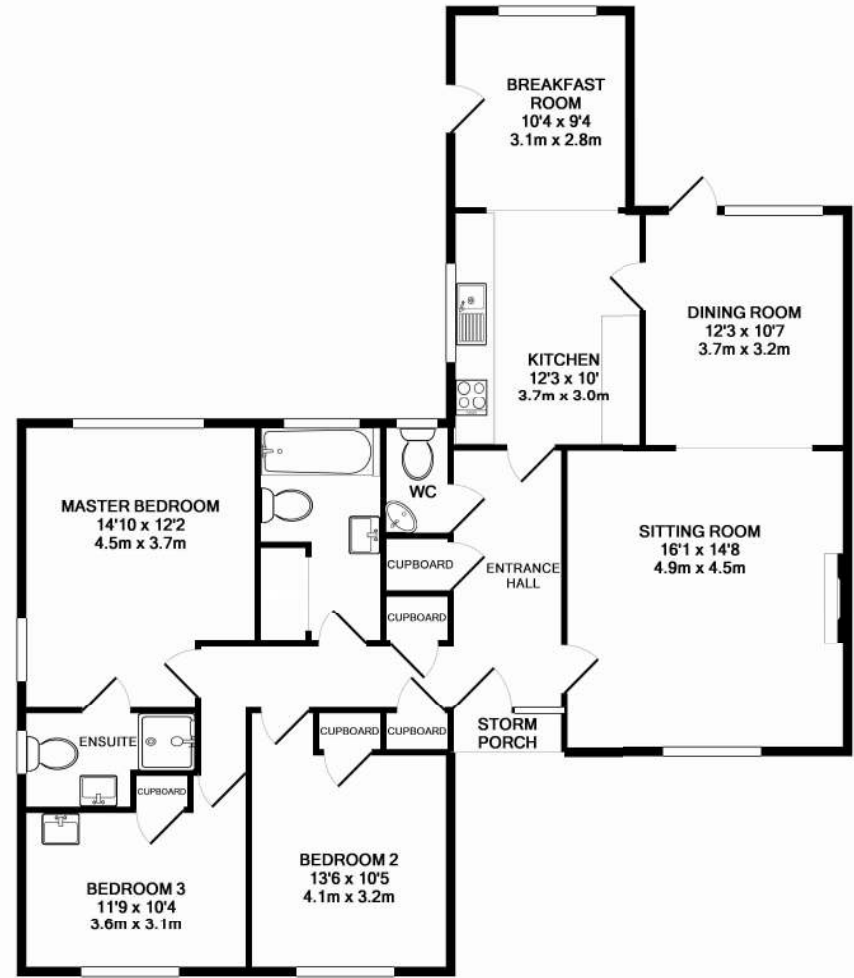
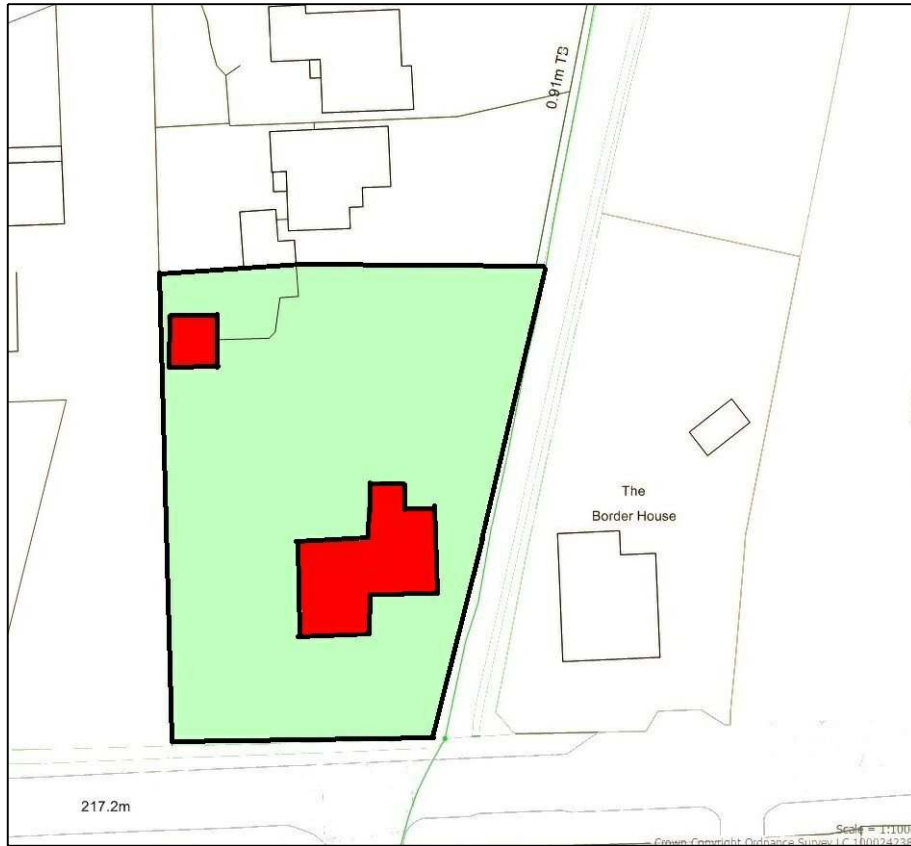
DIRECTIONS - From our office in the centre of Grayshott take the Headley Road towards Hindhead. The Chase can be found on the left hand side just after the turning for Hurstmere Close. (Parking can be accessed via the rear access in Hurstmere Close)

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

SERVICES - All mains services

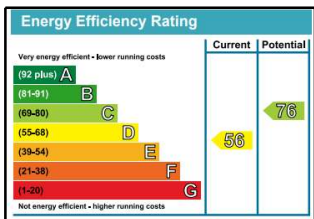
PLANNING: There is lapsed planning permission granted for an attached single garage and new vehicular access from the Headley Road. Application No: F.39373/001/FUL





TOTAL APPROX. FLOOR AREA 1300 SQ.FT. (120.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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