

warren
powell-richards

Glebe Cottage | £750,000

Grayshott | Surrey | GU26 6JD



Glebe Cottage

Hammer Lane, Grayshott, Surrey, GU26 6JD

£750,000 Freehold

Offered with no onward chain. Superb country living with the convenience of being only minutes from the highly desired villages of Grayshott and Churt, edging the Surrey Hills Area of Outstanding Natural Beauty and nestled within the woodland of The Golden Valley

- A well loved family home for several decades
- Stunning location and views
- Scope to modernise and extend STPP
- Large front garden with driveway parking for several cars leading to a detached double garage
- Detached bungalow set well back from the road and with a high degree of screening via hedging, shrubs and trees, providing an incredibly private home
- Front door opening into an entrance porch and dining hall beyond
- Superb triple aspect sitting room with central fireplace and patio doors opening onto the garden, a spacious room flooded with natural light and enjoying panoramic garden views
- Fitted kitchen with doorway onto a South facing 22'8 wide conservatory, perfect for enjoying the garden all year round, as a study, garden room or alternate dining area
- Two generous double bedrooms and a family bathroom plus separate shower room
- To the rear of the garage is a useful home office, also enjoying south facing views over the garden
- The gardens are a real feature of the home and sweep around the front and side to the rear, predominately laid to lawn with a wide paved south facing terrace edged by raised flower beds. Beyond the garden views are enjoyed over paddocks and woodland



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, which is walking distance of Hammer Firs. 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.

DIRECTIONS - From our office in Grayshott take the B3002 (Headley Road) westwards. Shortly after the sharp right hand bend turn right into Hammer Lane (The entrance of Grayshott Spa is opposite). Glebe Cottage can be found on the left hand side after a short distance

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

SERVICES - Mains electricity and water. Oil heating and private drainage



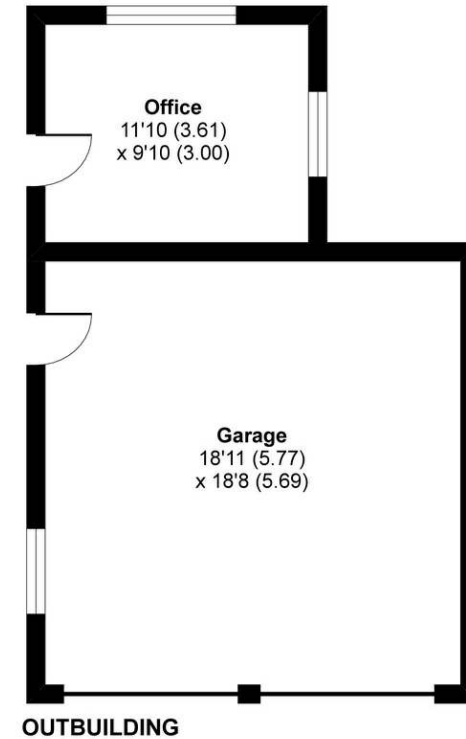
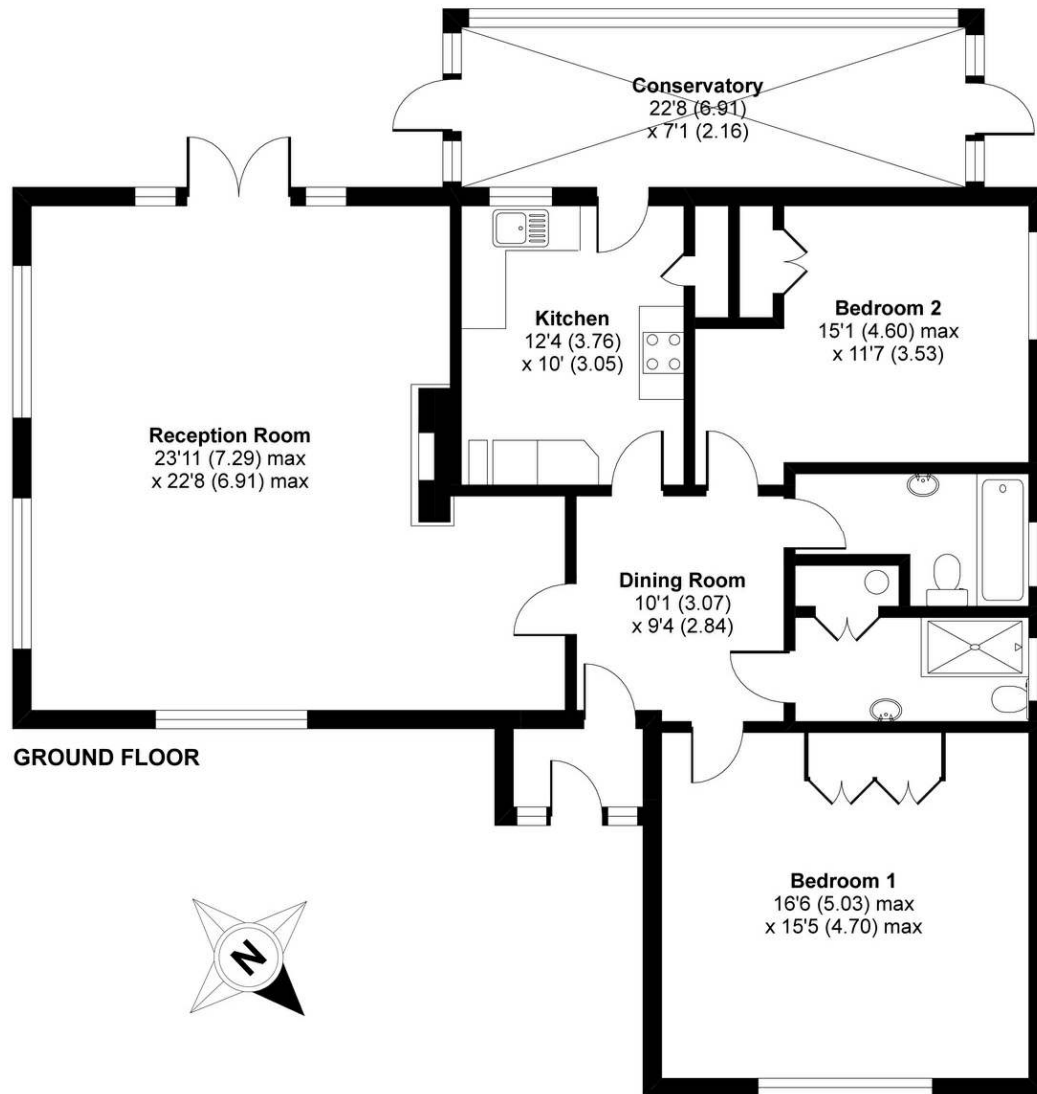
Hammer Lane, Grayshott, GU26

Approximate Area = 1499 sq ft / 139.2 sq m

Outbuilding = 481 sq ft / 44.6 sq m

Total = 1980 sq ft / 183.9 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	76
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
www.epcau.com	



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: 665370

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

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