

warren
powell-richards

74 Kingswood Firs | £900,000

Grayshott | Surrey | GU26 6EX



74 Kingswood Firs

Grayshott, Surrey, GU26 6EX

£900,000 Freehold

Superb opportunity; large family house offering scope to modernise and extend STPP in grounds of approx 2/3rds of an acre in the highly desired Kingswood Firs area. No onward chain.

- Large detached house; 2,541 sq ft (inc garaging). Built in the 1960's with extensions in the 70/80's but offering scope to further extend if desired STPP
- Fantastic grounds, on a plot approx 2/3 of an acre. Generous lawn and wide driveway to the front. The rear garden is south facing with extensive lawn, ornamental pond and woodland area to the end. Exceptional privacy and scope to landscape further
- Integral double garage with workshop and separate store to the rear
- Internal accommodation requires modernisation and/or re-configuration to maximise the houses potential
- Entrance porch and large entrance hall with WC and stairs to the 1st floor
- 27'5x23' sitting/dining room with south facing patio doors onto the garden
- Family room
- Kitchen
- Master bedroom with dressing anrea and en suite
- Guest en suite double bedroom
- 2 further bedrooms and family bathroom
- Offered with no onward chain



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 the crossroads in the centre of the village turn into Crossways Road. Follow this road towards Hindhead. Just after the dip in the road turn right into Mowatt Road, which becomes Kingswood Firs. No 74 can 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)

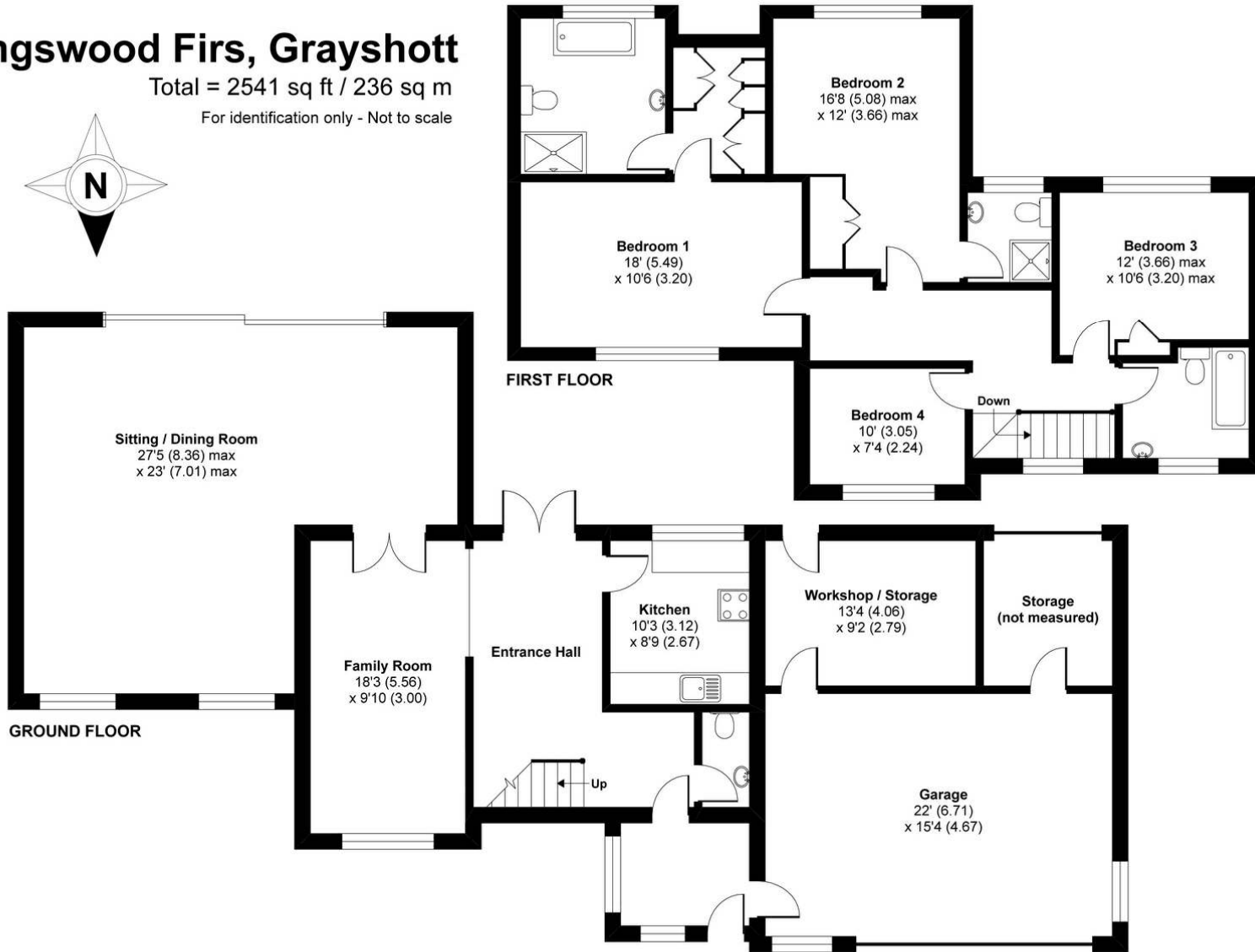
SERVICES - All mains services



Kingswood Firs, Grayshott

Total = 2541 sq ft / 236 sq m

For identification only - Not to scale



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: 651639

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		
Not energy efficient - higher running costs			
		63	86
England & Wales <small>EU Directive 2002/91/EC</small>			
<small>www.epcau.com</small>			

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

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