

Lingwood, 7C The Mount

£695,000

Grayswood, Haslemere | Surrey | GU27 2EB

wpr



Lingwood, 7c The Mount, Grayswood
Haslemere, Surrey, GU27 2EB

£695,000 Freehold

- Haslemere town centre 1.7 miles
- Haslemere mainline train station 2 mile
- Guildford 15.8 miles
- A3 7.9 miles
- M25 22.6 miles

Quietly located close to the heart of the village, a detached family home set in a sunny garden.

- Walking distance of the highly regarded Primary School
- Detached family house
- 4 bedrooms
- 2 reception rooms & an aged oak framed Orangery
- Refitted Kitchen (June 24)
- Utility room and cloakroom
- Off street parking
- Delightful landscaped garden

DESCRIPTION: A beautifully presented detached family house located in a sought after village on the edge of Haslemere. The house has a light and airy feel, entering into the reception hall your eyes are drawn through to the sitting room and into the oak framed orangery and landscaped garden. The accommodation comprises 3 reception rooms with the Orangery benefitting from under floor heating and bifold doors opening onto the terrace and garden beyond. A kitchen which is being refitted in June, a cloakroom and utility room. On the first floor there are 4 bedrooms with bedrooms 1 and 3 enjoying lovely views over Grayswood and woodland to the distant hills, plus a shower room. In 2014 the previous owner obtained planning to extend into the loft to create a bedroom and bathroom.



Outside, to the front there is parking for 2/3 cars and a gate provides access to the rear. To the rear there is a full width paved patio ideal for entertaining or just relaxing and enjoying the view. The rear garden has been beautifully designed areas of lawn bordered by deep flower and shrub beds. Stepping stones lead to a summerhouse/garden office and further patio area.

LOCATION: Grayswood is a highly regarded village located in an area designated as ' Outstanding Natural Beauty' offering the opportunity for a wide range of scenic local walks. Situated close to the South Downs yet with central London less than an hour by train and within walking distance from the town of Haslemere. This picturesque village benefits from being close to local transport links, a village nursery, sought after primary school, thriving cricket team and village green, church, Village Club plus a refurbished under new owners village pub.

DIRECTIONS From Haslemere proceed out on the A286 towards Guildford. Upon reaching Grayswood turn right before the cricket green and first right into The Mount. The property will be found on the left hand side.

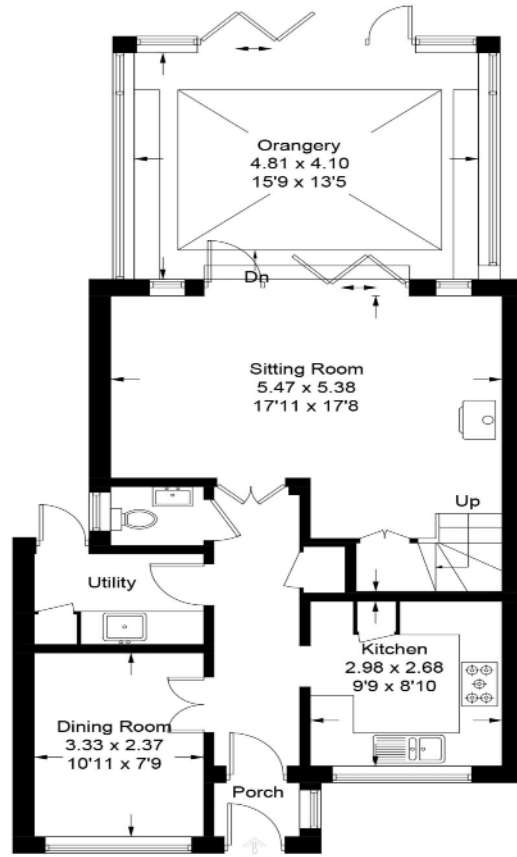
COUNCIL TAX: WBC Tax Band F

SERVICES: Gas heating and mains services. There are solar panels for electricity.

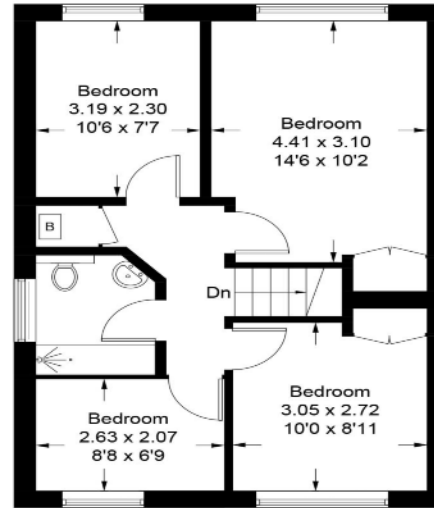


The Mount Grayswood

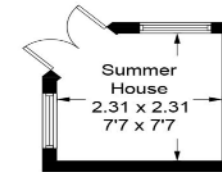
Approximate Gross Internal Area = 123.6 sq m / 1330 sq ft
 Summer House = 5.0 sq m / 54 sq ft
 Total = 128.6 sq m / 1384 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084017)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		81	80
EU Directive 2002/91/EC			

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