

7c The Mount, Grayswood

£535,000

Haslemere | Surrey | GU27 2EB

warren
powell-richards



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

£535,000 Freehold

- Haslemere town centre 1.4 miles
- Haslemere mainline train station 1.9 mile
- Guildford 15.8 miles
- A3 7.9 miles
- M25 22.6 miles

Set in a quiet location, close to the village centre, a very well presented 4 bedroom detached family house with a beautiful garden.

- No Onward Chain
- Within walking distance of the highly regarded Primary School
- Detached family house
- 4 bedrooms
- 3 reception rooms
- Kitchen
- Utility room and cloakroom
- Off street parking
- Delightful garden

DESCRIPTION:

A beautifully presented detached family house located in a sought after village on the edge of Haslemere. The house has been thoughtfully updated and in 2014 planning permission was granted to extend (WA/2014/2014) should more space be required. The house has a light and airy feel as you enter with your eyes being drawn through to the conservatory and garden. The accommodation comprises a sitting room with feature gas fire which opens with bi-fold doors into a heated conservatory/dining room providing wonderful outlook over the garden. There is a study/family room to the front and a kitchen plus utility room and cloakroom which make up the ground floor. 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 spacious refitted shower room. Outside, to the front there is parking for 2/3 cars with a flower and shrub bed.



To the rear there is a full width deck designed for entertaining and relaxing on, ideal for alfresco dining with a covered area housing a pizza oven and space for a barbeque. The rear garden has been beautifully designed on a cottage garden style full of grace and charm, with an area of lawn, deep flower beds informally planted to provide colour all year and leading to a further circular bed and with adjoining apple and plum trees. There is a further decked area and timber garden shed. The garden is enclosed by mature trees and timber panelled fencing.

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 market town of Haslemere, this picturesque village benefits from being close to local transport links, an "Outstanding" village nursery, sought after primary school, public house thriving cricket team and village green.

DIRECTIONS

From Haslemere High Street take the A286 north towards Guildford. Stay on the A286 for approximately 1.4 miles before turning right into Lower Road (turn right at the recreation ground) and first right into The Mount. The property will be found on the left hand side.

COUNCIL TAX ; WBC Tax Band F

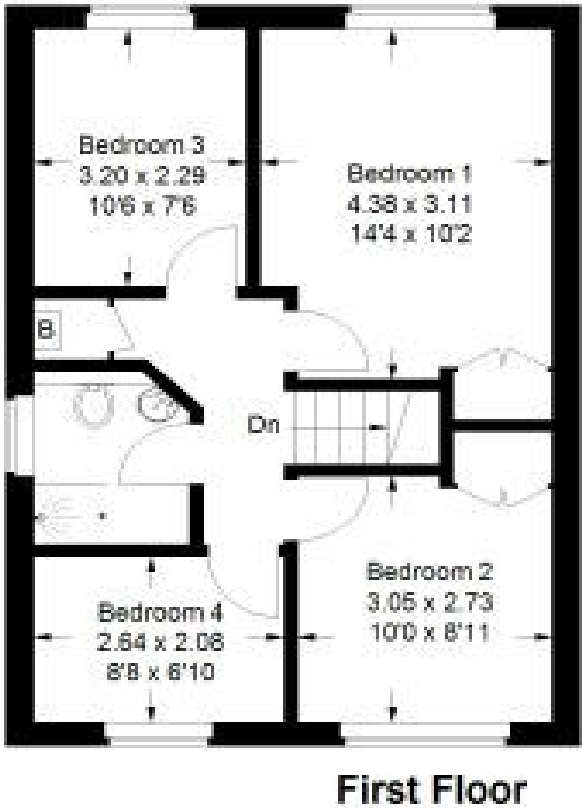
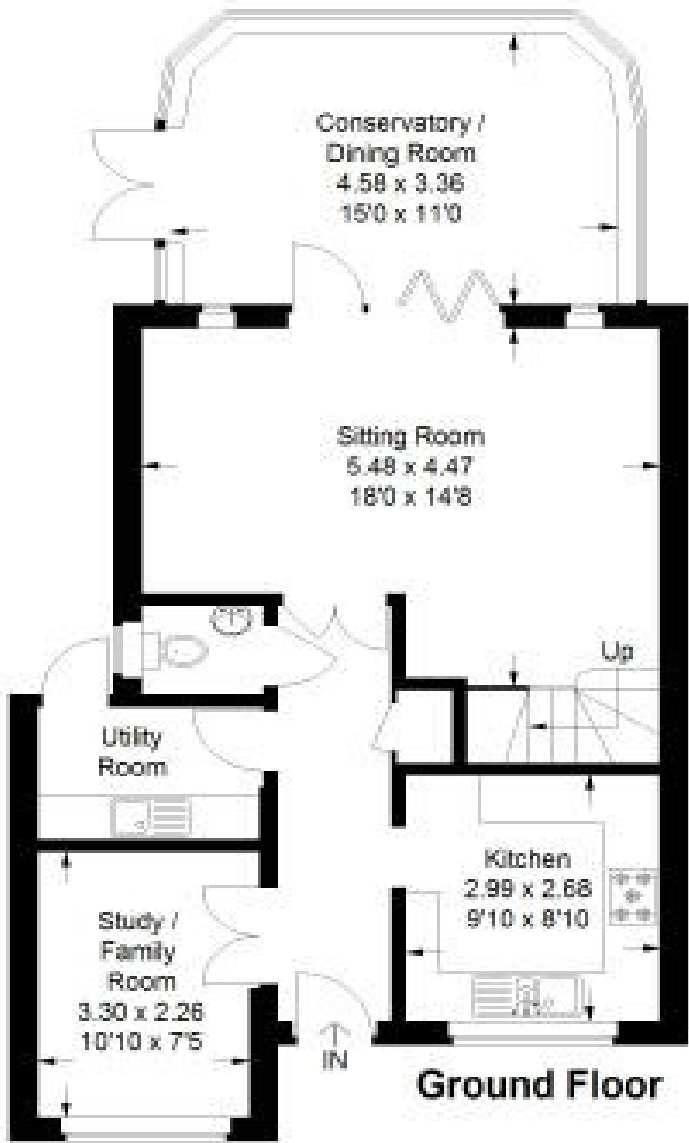
SERVICES: Gas heating and mains services. There are



The Mount, Grayswood



APPROX. GROSS INTERNAL FLOOR AREA
1275 SQ FT / 118.6 SQ METRES



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		
EU Directive 2002/91/EC		

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