



**Little Heath, Linkside West, Hindhead GU26 6PA .
Freehold**

CLARKE  GAMMON

LITTLE HEATH LINKSIDE WEST HINDHEAD GU26 6PA

Spacious 1920's detached house

5 Bedrooms

Ensuite Shower Room & Family Bathroom

Large Kitchen/Breakfast Room

Two garages and workshop

Dining room & Study

Living Room

Quiet Tree Lined Location

Good size level gardens

No Onward Chain



An attractive and individual 1920's built detached family house, in this popular and prestigious tree lined road, offered to the market with no onward chain, and planning permission to extend.

THE PROPERTY

Little Heath has extensive and spacious accommodation, along with a large detached garage building comprising 2 single garages, and joining central workshop. The house has potential to renovate and modernise, comprising 5 bedrooms and 3 good sized reception rooms. The property would suit a large family, or a buyer wishing to convert the garage/ workshop into separate annexe or further accommodation STPP.

On the ground floor there is a living room with an open fireplace enjoying a front and rear aspect with doors leading to the rear garden. The dining room also features a fireplace and attractive bay window with a westerly aspect. All of the principal ground floor rooms are accessed via the hallway, and include a study, rear aspect large eat-in kitchen/breakfast room, off which is a utility room. On the 1st floor there are 5 double bedrooms & 2 bath/shower rooms with a large loft room ideal for storage and hobbies. The property also has the added benefit of planning permission for remodelling & further rear ground floor extension. WA/2023/02240 (ref)



THE GROUNDS

Outside there are mature and established gardens to the front and rear. The property is approached by it's own shingle drive with parking for several vehicles which leads to the two separate garages and workshop. There are lawns and well stocked beds either side of the drive. To the rear is a large, level lawned garden enclosed by panelled, newly erected fencing.

The garden measures 30 metres x 21 metres offering potential for a further dwelling or annexe STPP.

SITUATION

The property is located within walking distance of the local shops in Beacon Hill and the local primary school. The renowned Hindhead Golf Course is also within walking distance. The larger village of Grayshott is approximately 2.5 miles from the property and the towns of Farnham and Haslemere are 8 and 4.5 miles respectively, both offering a good selection of bars, bistros, restaurants and main line stations. The area is surrounded by National Trust land including the Golden Valley and the Devil's Punchbowl for lovely walks. The Hindhead tunnel provides fast access to London and the south coast via the A3. There are excellent schools, both private and state available in the area.

Guildford - 16.4 miles

Haslemere - 4.8 miles

Petersfield - 15.7 miles

Godalming - 12.0 miles

London waterloo - Haslemere 52mins

Central London - 46.8 miles

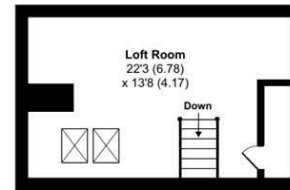
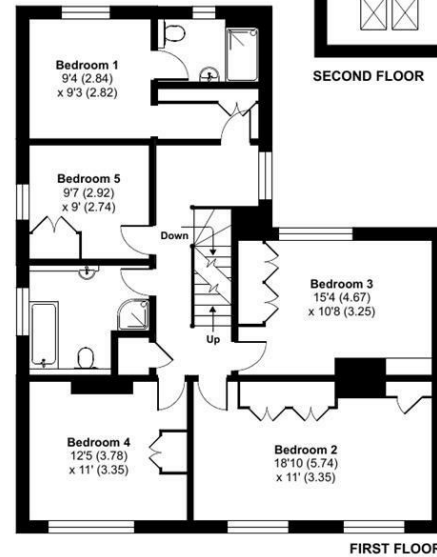
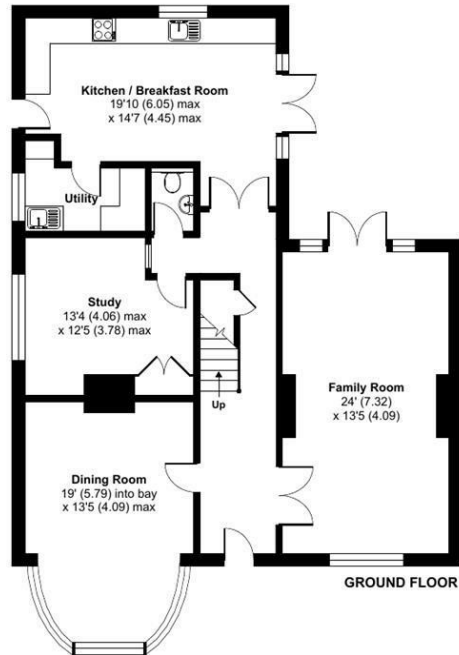
Linkside West, Hindhead, GU26

Approximate Area = 2578 sq ft / 239.4 sq m

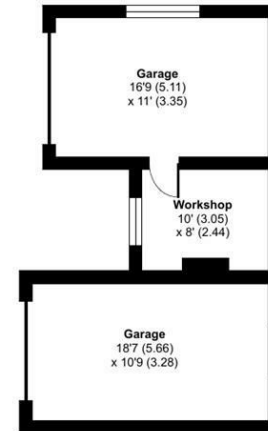
Garage = 486 sq ft / 45.2 sq m

Total = 3064 sq ft / 284.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chemcom 2025. Produced for Clarke Gammon. REF: 1284379

LOCAL AUTHORITY

Waverley Borough council

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

13th June 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	61	70
	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

From our office in Haslemere proceed out of the town along Lower Street, past the station and into Wey Hill. Continue onto the A287 Hindhead Road and Hindhead Hill. At the crossroad, continue straight over, staying on the A287. After 1.2 miles, Turn right into Beacon Hill Road, then left into Hill Road, at the bottom bear left into Linkside South and at the T Junction with Linkside West turn left where the property will be found on the left hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

