

**30 Kingswood Firs, Grayshott,  
Hindhead, Surrey GU26 6EU**



**Peter Leete  
and Partners**

ESTATE + AGENTS



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Price Guide: £1,275,000 Freehold



- Large Living Room
- Kitchen/Breakfast Room
- Dining Room
- Family Room
- 5 Bedrooms and 2 Bathrooms
- Integral Garages
- Ample Off Road Parking
- EPC Rating: F
- Council Tax: Band G
- Hampshire County Council
- East Hampshire District Council

There are numerous beauty spots within easy reach including The Devil's Punch Bowl, Ludshott Common and Frensham ponds. For dog walkers footpaths from Kingswood Firs lead through to Bramshott Common and Waggoners Wells with its circular walks around the three large ponds all under the protection of the National Trust. Giving miles of walking enjoyment without even crossing a main road.

0525

**GENERAL:** A late 1950's build with flexible living accommodation (two staircases so potential for a separate wing or annexe) and scope to develop or place your own personality into the property. Approximately three quarters of an acre with stunning, level, South West facing gardens. The garden split into two main level lawns the far reaching of which has light woodland and houses a substantial **LOG CABIN** which is ideal as a studio or home office. This fabulous outside space being fully insulated and with both heating and broadband. The whole plot enjoys privacy and benefits the micro climate associated with the area. (Haslemere museum often showcases the area describing it as England's little Switzerland).

**SITUATION:** Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including the nationally known Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants, a public house, doctors' surgery, social club, post office, two dentists and a nationally known pottery. A list of many of the local businesses and organisations can be seen at the parish councils web site <https://www.grayshott-pc.gov.uk>. For the active, the village boasts a recreation ground, sports pavilion, tennis club, playgrounds and a skate park. Amenities within Grayshott have helped it win Hampshire Village of the Year on three occasions as well as numerous other awards. More extensive shopping facilities are available at the nearby towns of Haslemere, Farnham and Guildford. Buses passing through the village serve Farnham, Aldershot, and Haslemere, the latter town with a main line station (4.5 miles) serving Waterloo (journey time approximately 55 minutes) and Portsmouth on the South Coast. The A3 London to Portsmouth road is nearby providing dual carriageway access to London and the main airports of Gatwick and Heathrow are approximately 49 miles and 40 miles respectively with access onto the M25 at Junction 10 (22 miles) There are preschools, village school for both infants and juniors as well as many private schools nearby, state schools include Bohunt in Liphook, rated "Outstanding" by Ofsted and once described as "Overall school of the year" by the Times.

**SERVICES** All main services

**VIEWINGS:** Strictly by appointment with the sole agents.

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.









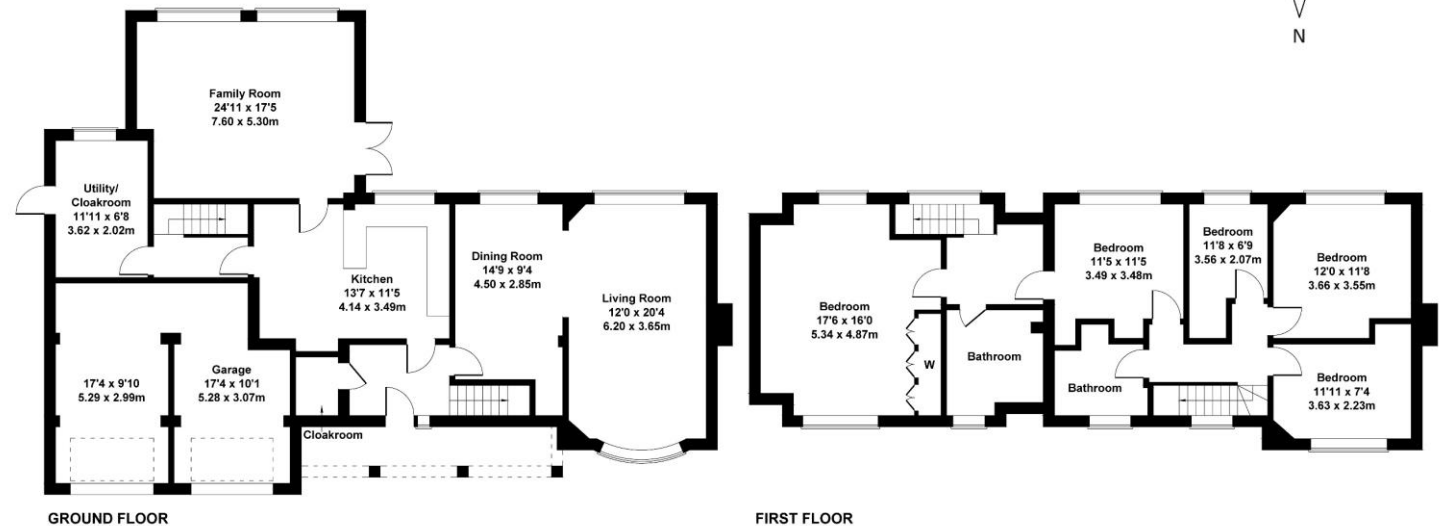
# 30 Kingswood Firs

GRAYSHOTT



## 30 Kingswood Firs, Grayshott

Approximate Gross Internal Area  
2673 sq ft - 239 sq m



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