

1 Oak Cottage

Headley Road, Grayshott, Surrey GU26 6TZ



**Peter Leete
and Partners**

ESTATE + AGENTS

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Price Guide: £450,000



- Pretty character cottage
- Central Grayshott
- Entrance Lobby
- Cloakroom
- Sitting room
- Conservatory
- 2 Bedrooms
- Shower/wet Room
- Re-fitted kitchen
- Private well enclosed paved patio style rear garden
- Off road parking for 2 cars
- EPC Rating – E
- Council Tax: D

LOCATION

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 nationally known pottery. A list of many of the local businesses and organisations can be seen at the village web site www.grayshott.com. There are preschools, village school for both infants and juniors as well many private schools nearby, state schools include Bohunt in Liphook, rated "Outstanding" by Ofsted and in 2014 "Overall school of the year" by the Times. 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 in approximately 55 minutes and Portsmouth on the South Coast. There are numerous beauty spots within easy reach to include The Devil's Punch Bowl, Ludshott Common and Frensham ponds.

DESCRIPTION

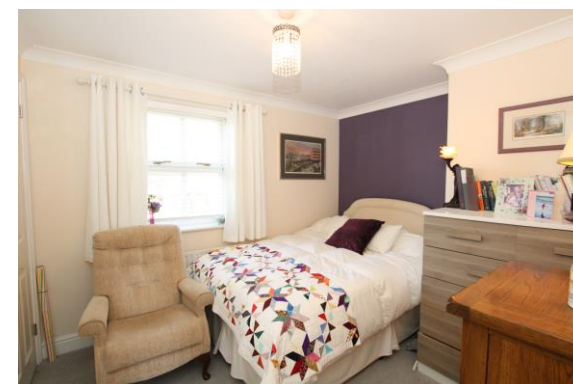
An end terraced attractive character house in immaculate order throughout, having been the subject of a conversion by Elsmore Construction of one dwelling into two and having been extended by our clients to add a year round conservatory to the south facing patio garden. The kitchen has been re-equipped to a high standard and the living room benefits dual aspect and a feature fireplace. The ground floor also enjoys a cloakroom. The first floor has two double bedrooms the master overlooking the rear aspect. The bathroom has been replaced for a well appointed shower/wet room.

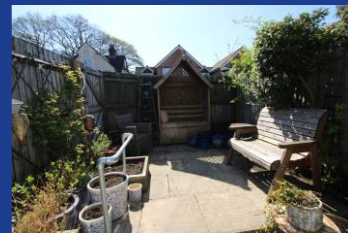
EXTERIOR

Small front garden with established flowers and shrubs with patio style courtyard garden with access gate to parking area for 2 vehicles.

LOCAL AUTHORITY: East Hampshire District Council.

SERVICES: All main services





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Grayshott

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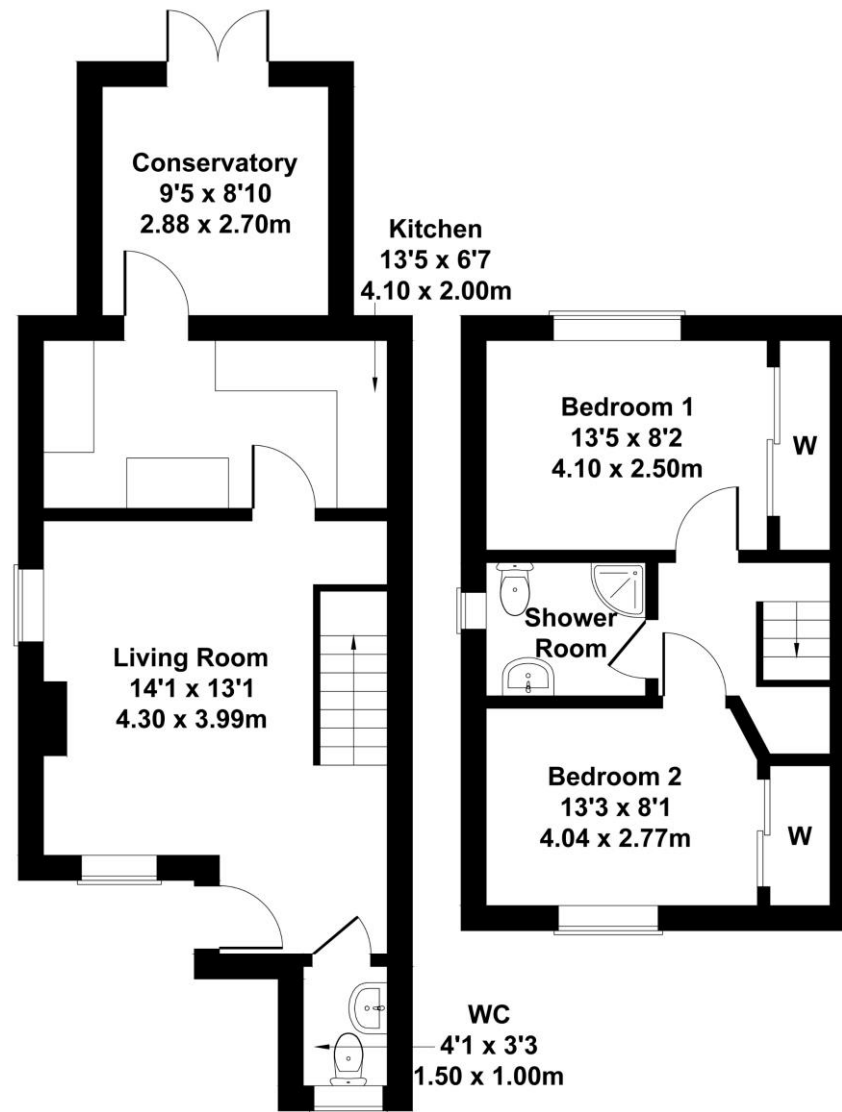
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Approximate Gross Internal Area

688 sq ft - 64 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025

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