

3 The Square

Grayshott, GU26 6LQ

Peter Leete
and Partners

ESTATE + AGENTS



**TWO BEDROOM MAISONETTE APPROX 909 SQ FT, ARRANGED OVER
2 FLOORS WITH PRIVATE PARKING SPACE
CENTRAL POSITION WITHIN THE VILLAGE SQUARE**

Price Guide £295,000 Long Leasehold and Share of Freehold



3 The Square, Grayshott, GU26 6LQ

A VERY CONVENIENTLY SITUATED 2 BEDROOM MAISONETTE IN THE CENTRE OF THE VILLAGE OF GRAYSHOTT

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 village web site www.grayshott.com. 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. There are numerous beauty spots within easy reach including

The Devil's Punch Bowl, Ludshott Common and Frensham ponds. 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)

The Square hosts Christmas Carols with a village Christmas Tree and lights being a yearly tradition together with hosting other celebrations and village events throughout the year.

DESCRIPTION External staircase leads up to a wide balcony serving 5 maisonettes. Recessed porch with door opening into the property.

FIRST FLOOR: Private hallway with storage cupboards, one housing the hot water tank. A door opens to the kitchen which has aspect to the communal balcony and views towards the Golden Valley. The modern kitchen is fitted with a range of wall and base units in a cream gloss finish with a modern Formica worksurface with inset stainless steel sink with mixer taps. Space and plumbing for washing machine and base fridge unit and fitted electric oven and hob. From the hall another door opens into the Dining/family room which in turn has a deep fitted cupboard for storage and opens into the living area which overlooks the village square with a large picture window. The bathroom is fitted with a modern suite including bath with separate shower over, low level WC and pedestal wash hand basin.

SECOND FLOOR A staircase leads from the hall way to the landing. Doors open to bedroom one which overlooks The Square and bedroom two with built in cupboards and drawers with outlook over the golden valley to the rear.

EXTERNAL: Private parking space in rear car park.

LOCAL AUTHORITY: East Hampshire District Council.

SERVICES: Mains Electric, water and drainage.

VIEWINGS: Strictly by appointment with the Agent both during and outside normal office hours including Sundays and Bank Holidays.

LEASE: Term 215 years from 24th June 1983 and ending 20th June 2198. Share of Freehold

SERVICE CHARGE: £65 pcm

EPC Rating: E

SPECIAL NOTES: All room sizes and measurements are for guidance only and should not be relied upon for floor coverings. We have not carried out a detailed survey and none of the services/appliances have been tested.

