

**Peter Leete
and Partners**

ESTATE + AGENTS



**Botolphs Lawn, Glen Road
Grayshott, Hindhead, Surrey GU26 6NB**

Botolphs Lawn, Glen Road, Grayshott, Hindhead, Surrey GU26 6NB

Price Guide: £1,600,000 Freehold



- Over 2818 sq ft of accommodation.
- Scope for replacement/redevelopment
- EPC Rating: E
- Council Tax: Band G

A detached property in a quiet location in grounds of 1.5 acres. Situated at the end of a quiet lane within only yards of the village centre and backing light woodland.

GENERAL: Botolphs Lawn is a substantial family home with a truly flexible accommodation to accommodate most families requirements. The property is in need of some modernisation and is arranged over three floors with a garage/basement at lower ground floor level.

The property could lend scope for redevelopment or a replacement dwelling subject to the necessary permissions.

The private grounds are a key feature of the property offering both lawns and light woodland which in turn back onto the adjacent woodland beyond the northern boundary with footpath west to Hindhead and leading through to Headley Down in the easterly direction.

SERVICES Mains water, electric, gas central heating and drainage. Additional pictures and video available online via our website pleete.co.uk, Rightmove and OnTheMarket portals.

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

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.





Botolphs Lawn

Grayshott



**Peter Leete
and Partners**
ESTATE + AGENTS

The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480
email@pleete.co.uk
www.pleete.co.uk

P796



Whilst every effort is made to ensure the accuracy of this floor plan, Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC
Plan produced using PlanUp.