



45 Tennyson Way, Grayshott, GU26 6FU

Guide Price £920,000 - Tenure: Freehold

45 Tennyson Way

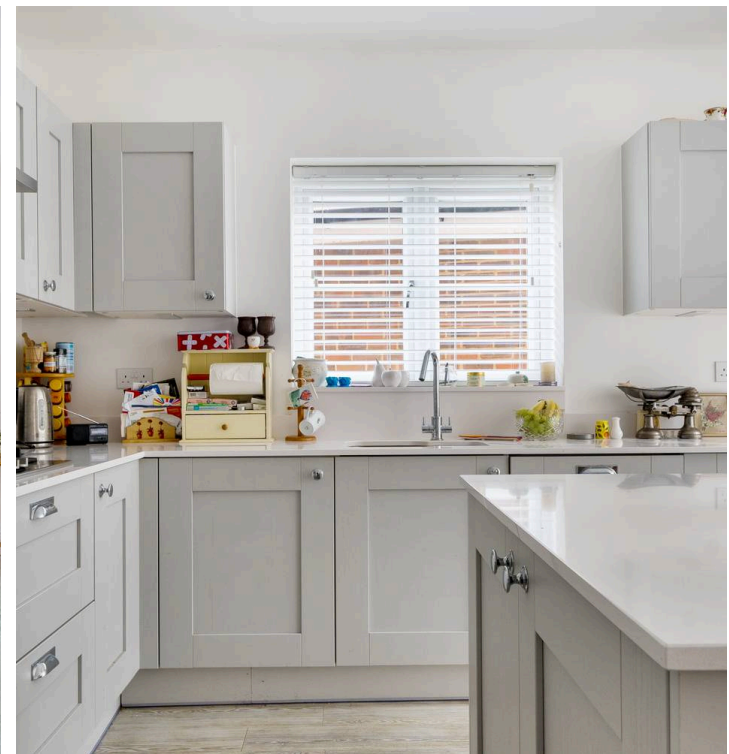
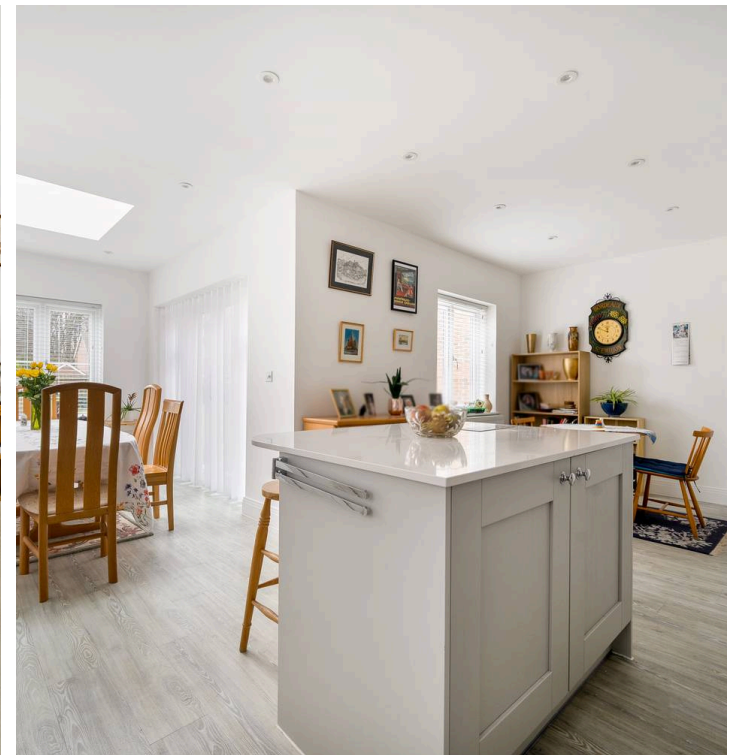
Grayshott

- Detached Family Home
- Bay Fronted Living Room
- Fabulous Kitchen/ Dining Room
- Utility Room & Seperate Downstairs Cloakroom W.C.
- Study
- Principal Bedroom With En-Suite
- Guest Bedroom With En-Suite
- South-Westerly Aspect Rear Garden
- Double Garage With Electric Doors
- Peaceful Cul-De-Sac Setting

45 Tennysons Way is an exceptional detached family home, built in 2019 by the highly regarded developer CALA.

Positioned in a quiet private cul-de-sac within walking distance of Grayshott village. Offering a spacious and well-designed layout, the ground floor features a wide and inviting entrance hallway leading to a beautifully crafted, triple-aspect open-plan kitchen/ dining room, complete with a central island, dining area with French doors opening onto the garden, and an adjoining utility room with a separate rear entrance. The property also benefits from a bright sitting room with a bay window, a study, a downstairs cloakroom and useful under-stairs storage.

Upstairs, the principal bedroom boasts a stylish en-suite shower room and built-in wardrobes, while the guest bedroom also benefits from an en-suite and fitted storage. Two further double bedrooms share a well-appointed family bathroom, all accessible from a spacious landing.



45 Tennyson Way

Continued Text & Directions

Outside, the rear garden is private and enclosed. There is a generous lawn with shrub borders, while a large patio runs the width of the house, offering the perfect space for outdoor entertaining. The garden enjoys a desirable south-westerly aspect. To the front, the property features a lawn with post-and-rail fencing, a block-paved driveway and a detached double garage with an electric roller door.

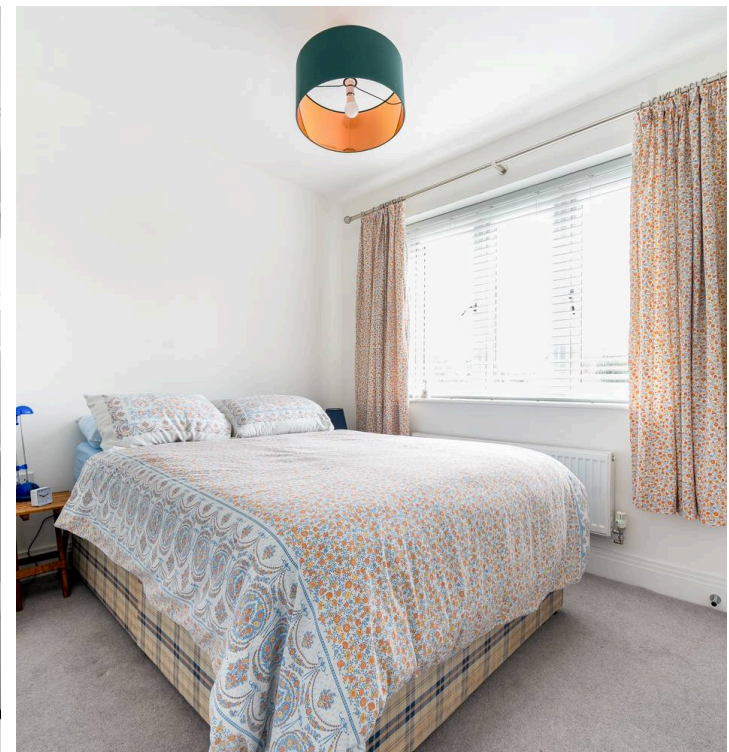
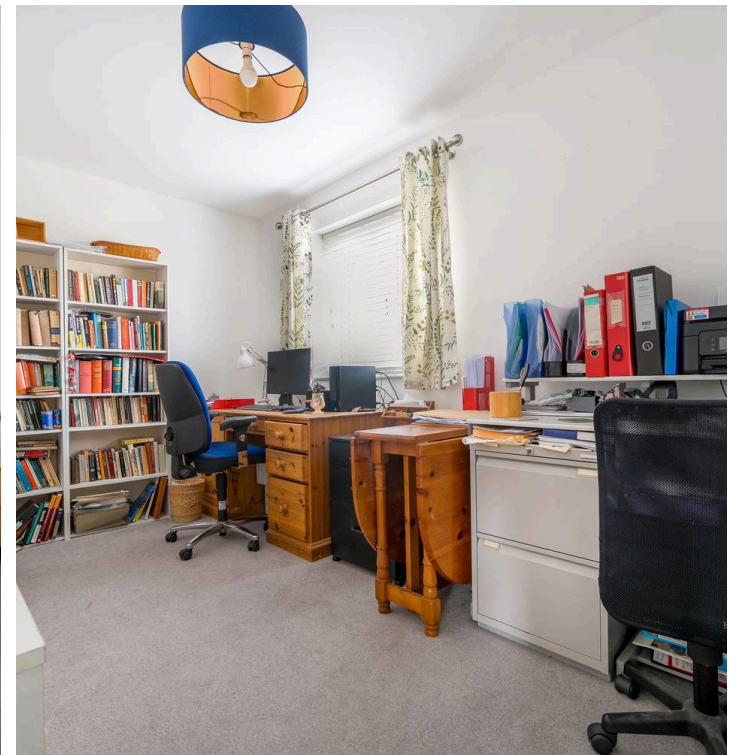
SATNAV: **GU26 6FU** // what3words: /// respects.enclosing.adopts

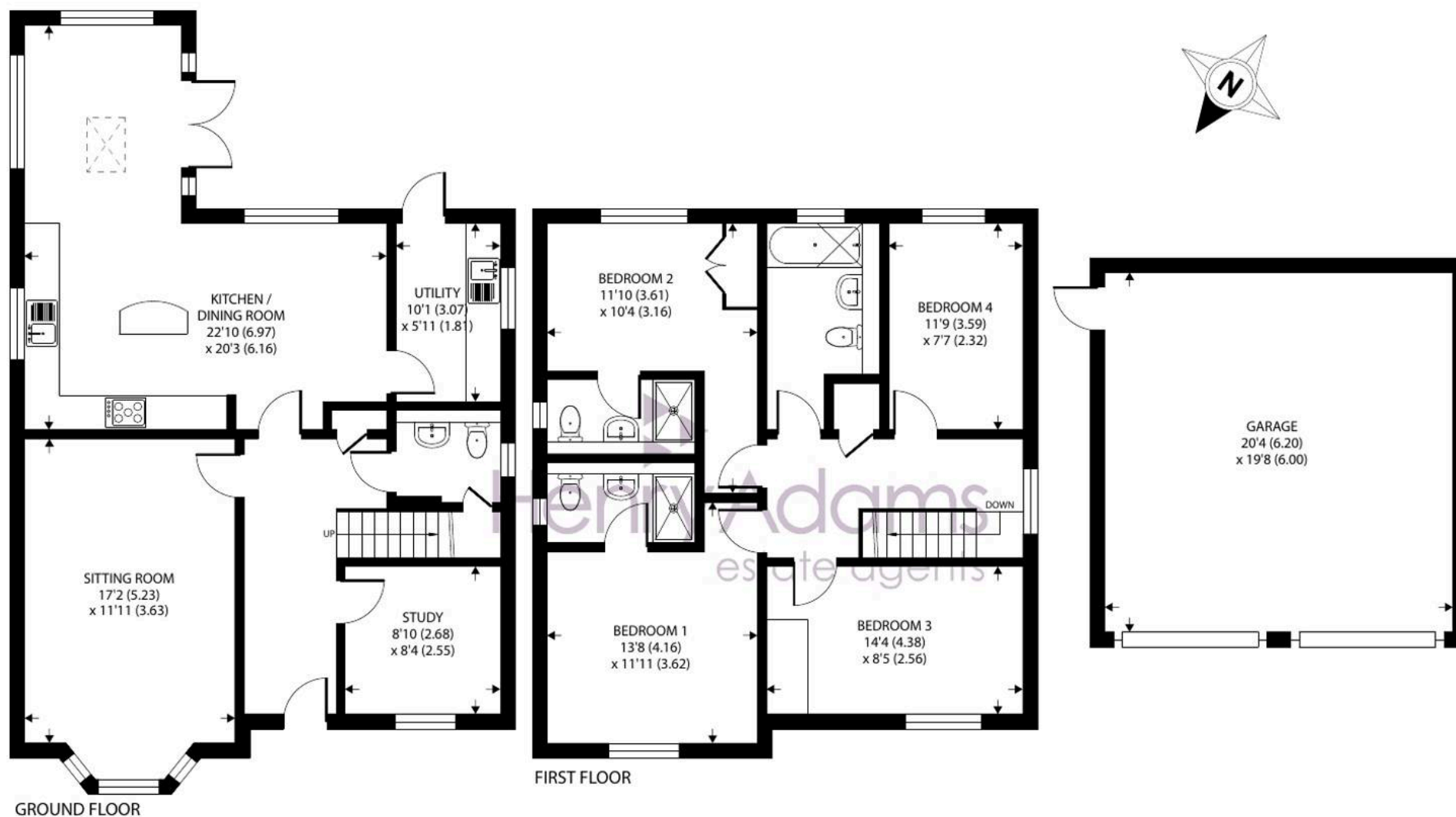
Mains: Gas, Electric, water, and drainage

NB: There is a service charge of circa £600 PA for the maintenance of verges and woodland maintenance etc.

Council Tax Band: East Hampshire Tax Band: G (£3701.27) // EPC: B

Location: Located within an exclusive development, 45 Tennysons Way overlooks peaceful woodland while remaining within easy reach of the amenities of Grayshott. This sought-after village, on the Hampshire/Surrey border, is just four miles from Haslemere, 16 miles from Guildford, and 46 miles southwest of central London. The nearby A3 provides easy road links to London and the South Coast, while Haslemere and Farnham railway stations offer direct services to London Waterloo. Grayshott itself is a vibrant village with a range of independent shops, a GP surgery, Grayshott CE Primary School, a village hall, and a traditional pub, the Fox and Pelican. Applegarth Farm, with its renowned restaurant and farm shop, is also close by.





45 Tennyson Way, Grayshott, Hindhead

Approximate Area = 1643 sq ft / 152.6 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2043 sq ft / 189.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Henry Adams. REF: 1261316



Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002

haslemere@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.