



Shroton Whitmore Vale Road, Grayshott - GU26 6LU

Guide Price £550,000 - Freehold

 **Henry Adams**
estate agents

Offering great potential, this three bedroom character semi-detached home is ideally situated at the top of Whitmore Vale Road within walking distance of Grayshott villages fabulous amenities.

- 1930s Semi-Detached Home
- Scope To Extend & Modernise (STPP)
- Two Reception Rooms
- Rear Aspect Kitchen (In Need Of Updating)
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Short Stroll To Grayshott Village Centre
- Rear Garden In Excess Of 100ft
- Viewings Highly Advised

A wonderful opportunity for a village centre character home, offering potential to modernise and extend (STPP). With a fabulous 100ft rear garden and off road parking.

Believed to have been built in the early 1930's, and having been a well loved family home for over 25 years, this property offers a fantastic opportunity to create a superb family home.

The accommodation would benefit from updating and comprises; a covered entrance porch, with front door opening into reception hall. Leading to a front aspect sitting room with a bay window and fireplace. There is a rear aspect dining room and kitchen overlooking the garden.

From the reception hall stairs lead to the first floor landing. The principal bedroom has a bay window. The second bedroom is also a double with built in wardrobes and enjoys a view over the rear garden. The third bedroom is dual aspect with built in wardrobe. A family bathroom completes the accommodation

OUTSIDE: A level front garden is laid to lawn with mature hedging, to the side is driveway parking for two vehicles. There is the option to expand the parking into the lawn area if required. The rear garden is laid to lawn with several mature trees and shrubs. There is also useful shed.

NB: Lapsed planning granted in 2004 for two storey side extension, two storey and single storey rear extensions (East Hampshire planning ref: 39530)

Services:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, Electric, water, and drainage as advised by our vendor.

Local Authority: East Hampshire District Council - Band D (£2,220.76)

EPC Rating: D

Directions:

SATNAV: GU26 6LU What3Words ///flush.defers.enlighten

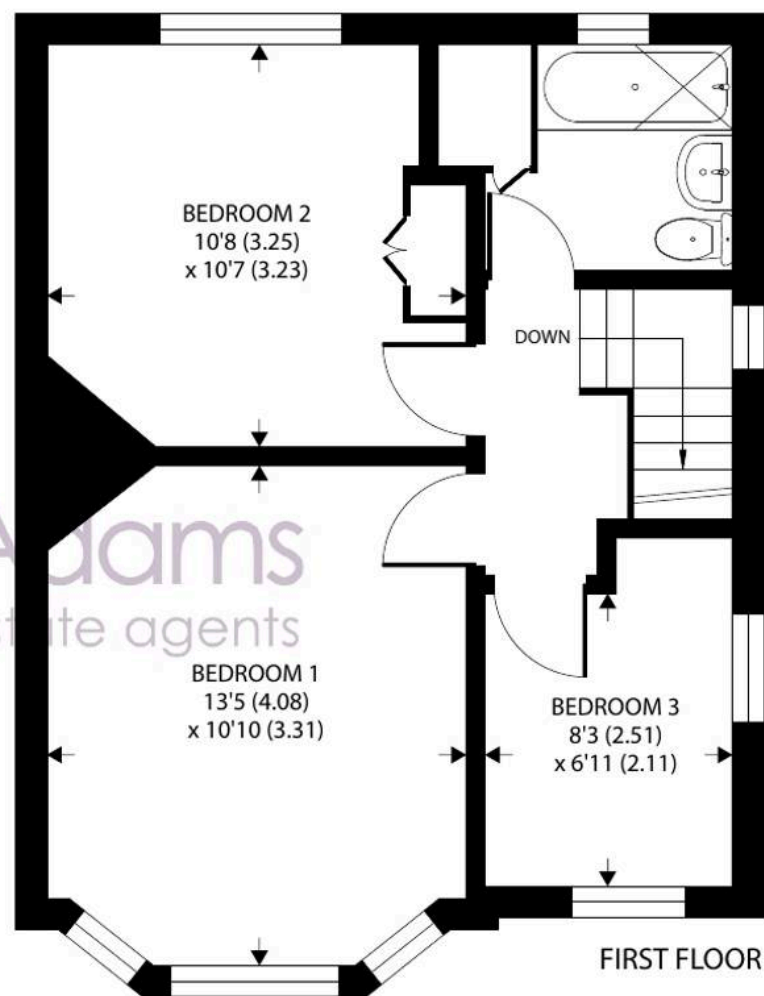
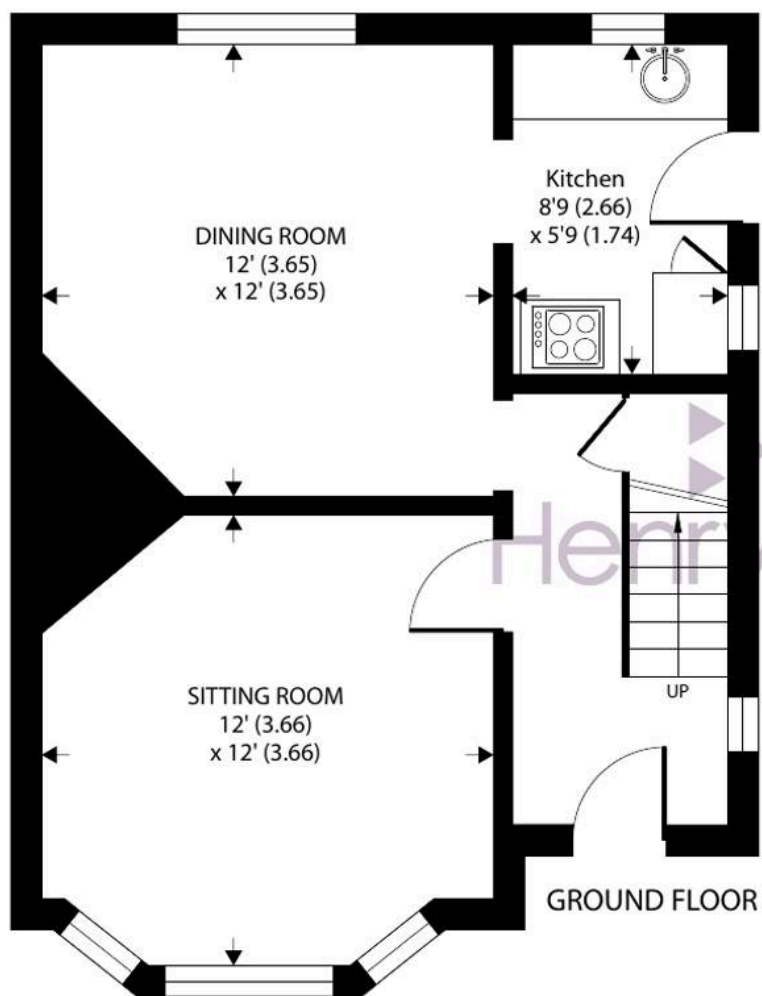
Location:

This sought-after village, on the Hampshire/Surrey border, is around four miles from Haslemere. 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. The area is ideal for outdoor enthusiasts, with scenic countryside walks at the Devil's Punch Bowl, all part of the East Hampshire Area of Outstanding Natural Beauty.

Instagram: Follow us @haslemerepropertyclub







Whitmore Vale Road, Hindhead, GU26

Approximate Area = 824 sq ft / 76.5 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). © nichecom 2025.
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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