



Kiln Way, Grayshott,
Hampshire/Surrey border.

CLARKE  GAMMON

TREGANTLE, KILN WAY, GRAYSHOTT GU26 6JF.

Guide Price £1,000,000

Authentic 1960's Detached Bungalow Set in grounds of 1.4 acres
Gated access with Long Driveway Currently measuring to 2300 sq ft plus garaging
A few moments from Ludshott Common Grayshott Village centre just 1.5 miles
The original theme and design still heavily present Consent to extend or totally re-build if desired
Panning details on EHDC planning portal ref: 60548



High scale development opportunity or small renovation project options.

THE PROPERTY

Tregantle sits at the end of Kiln Way and is situated behind a striking gated entrance, set within a generous 1.4-acre plot. This authentic timber-framed bungalow dates back to the 1960s and retains many of its original architectural features. Characteristic elements such as wooden panelling, original fireplaces, and expansive windows and doors contribute to its mid-century charm.

The property offers a unique opportunity: it can either be restored and enhanced in its current form or considerably developed further. Planning consent is in place to significantly extend the building, alter the façade, or completely redevelop the site. Should the proposed redevelopment be pursued, the finished home would measure approximately 4,250 sq ft, with an estimated end value between £2 million and £2.25 million. Panning details on EHDC planning portal ref: 60548



SITUATION

The charming village centre of Grayshott lies just 1.5 miles away, offering a vibrant and historic high street with a wide range of shops, cafés, and restaurants. The well-loved Fox and Pelican pub adds to the village's appeal.

Tregantle is ideally located for families, with excellent access to local schooling options. Grayshott Primary is nearby, and esteemed independent schools such as Amesbury and St. Edmund's are within easy reach. Well-regarded state schools include Bohunt in Liphook and Woolmer Hill in Haslemere.

Transport links are strong: Haslemere train station is just 3.2 miles away, providing a direct service to London Waterloo in under an hour. The A3 Hindhead junction is conveniently located just 2.3 miles from the property.

THE GROUNDS

Tregantle is tucked away and enjoys secluded and partially level site, with its own private gated driveway. The grounds are a key feature, offering an expansive lawn, various outdoor entertaining areas, and undulating woodland. Several outbuildings complement the estate, and the surrounding greenery provides excellent privacy. Natural light floods the immediate vicinity of the property, enhancing its sense of openness and connection with nature.

Ludshott Common - 5 mins walk, 0.1 miles

Grayshott village centre - 25 min walk, 3 min by car

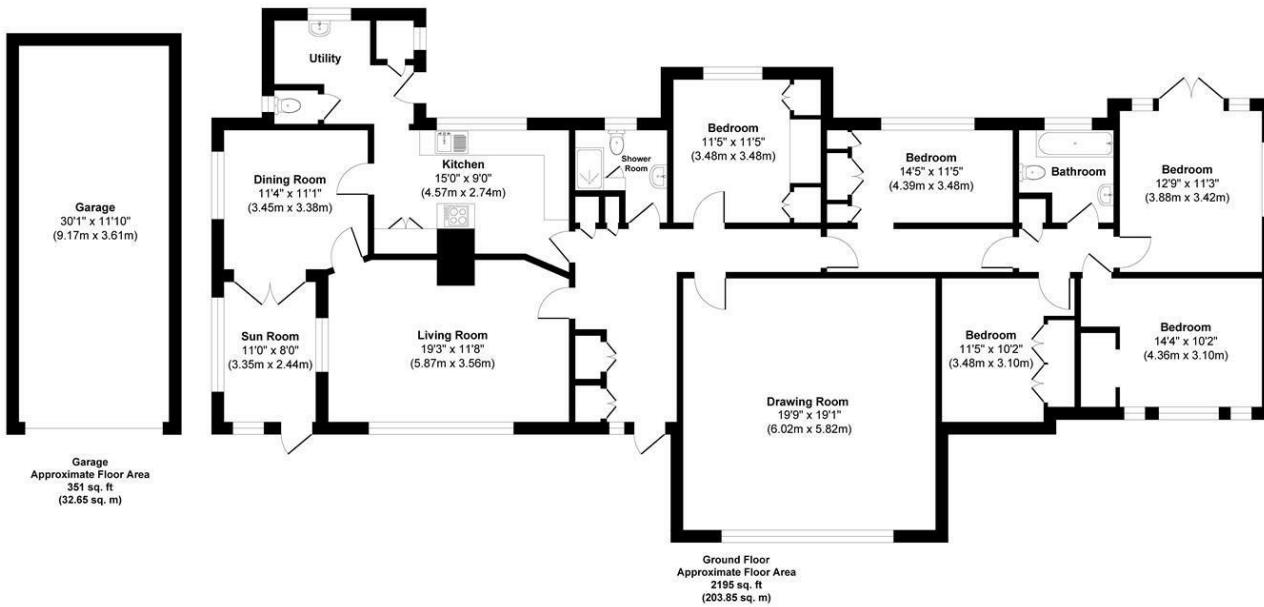
Farnham - 8 miles

Haslemere Station - 5 miles

Guildford - 14 miles

Heathrow T5 - 36 miles

Kiln Lane
Approx. Gross Internal Floor Area
2546 sq. ft / 236.50 sq. m



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Produced by Home Focus Studio LTD

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band G

SERVICES

Mains water, electricity and gas. Private drainage.

21st January 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CG LIPHOOK OFFICE

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From Grayshott village centre head West on Headley Road, firstly passing St Luke's Church and then the Applegarth development. Kiln Way will follow along shortly after Hammer Lane.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

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