



Development opportunity
Kiln Way, Grayshott, Hampshire/Surrey border

PLOT-TREGANTLE KILN WAY
GRAYSHOTT GU26 6JF

Guide Price, £1,000,000

Currently Authentic 1960's
Detached Bungalow

Gated access with Long Driveway

With redevelopment single floor size
of 3800 sqft + optional first floor of
1000 sqft

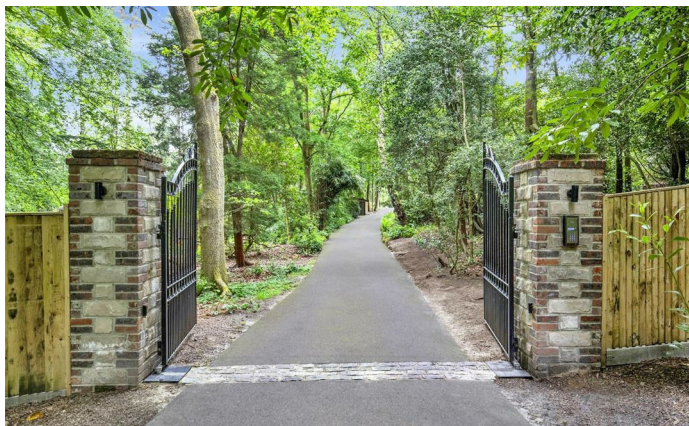
Consent to extend or totally re-build,
or wrap around extensions/uplift

Set in grounds of 1.4 acres

Currently measuring to 2300 sq ft
plus garaging

Grayshott Village centre just 1.5 miles

Detailed discussions and site visits
available



**Showcasing the ultimate
development potential of this
super gated plot on the
Surrey/Hampshire border.**

THE PROPERTY

As the illustrations show, there is a fantastic opportunity to re-build or wrap around and extend from the current structure which is currently 2300 sq ft.

The ultimate size could extend in the region of 3800 sqft of accommodation over the one level (with the exception of the elevated viewing pod). Or, a further gain of 1000 sqft could be utilised from the current loft area. We understand there isn't restriction of use of height and the majority of the nearby neighbouring properties are 2 story dwellings. Should future owners wish to have some further clearance of the trees, there are no TPO's on the site, so this can be done with relative ease.

In our estimation, the value of the property would be in the region of £2,000,000 if plans were followed and executed as intended.

We are currently offering this opportunity to our client base ahead of scheduled broader online promotion.



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 compliment 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.

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.

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



LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

19th June 2025

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

