



PINE BANK HINDHEAD GU26
£4,500 PER MONTH AVAILABLE 15/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Pine Bank Hindhead GU26

£4,500 Per Month
Unfurnished

 **5 Bedrooms**
 **3 Bathrooms**
 **2 Receptions**

Features

- Detached, - Kitchen/breakfast room, - Sitting room, - Family room, - Utility room, - Boot room, - Guest cloakroom, - Main bedroom with dressing area and en-suite, - Guest bedroom with en-suite, - Three further double bedrooms, - Garden, - Driveway

Council Tax

Council Tax Band G

Hamptons

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{ A WONDERFUL FIVE BEDROOM DETACHED FAMILY HOUSE. EPC B

The Property

An immaculately presented family home offering flexible and generous living, entertaining and sleeping accommodation over two floors. Accessed on the ground floor via a brick and oak built porch with storage to the side, into a spacious and bright hallway with guest cloak room and doors to dual aspect main sitting and family rooms. There is a very well appointed kitchen with ample dining space and door through to a utility and further boot room to the side. On the first floor is a naturally bright landing with doors to the main bedroom with generous walk in dressing area, well-appointed en-suite bath and shower room. There are four further double bedrooms, one of which with en-suite and a further family bathroom. The house has high thermal efficiency Internorm windows and doors throughout, air conditioning and solar panels which feed an EV charged and Tesla battery. The property is set back from the road and accessed via a private brick paved driveway providing ample off road parking. The front garden is mainly laid to lawn with high hedge borders and a brick and oak built bike/wood store. The generous south facing rear garden is again mainly laid to lawn with mature trees, hedge borders and well stocked flower beds.

Location

Pine Bank is a highly regarded and popular location within easy access of the nearby Golden Valley and miles of open countryside in the Devils Punch Bowl, providing excellent opportunities for walking and riding. There are a range of local shops for everyday needs in Hindhead, Grayshott village and Beacon Hill but for

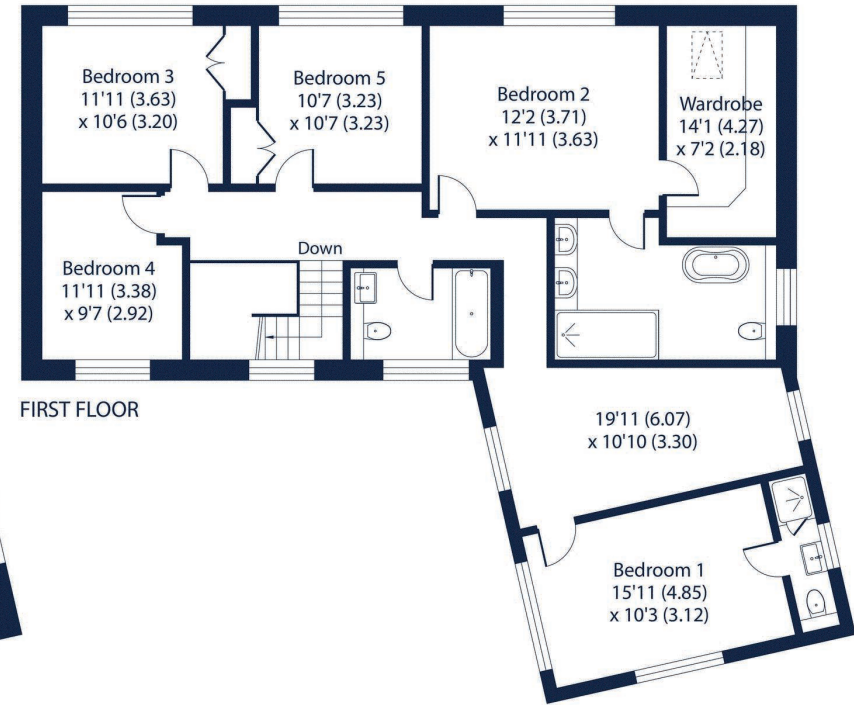
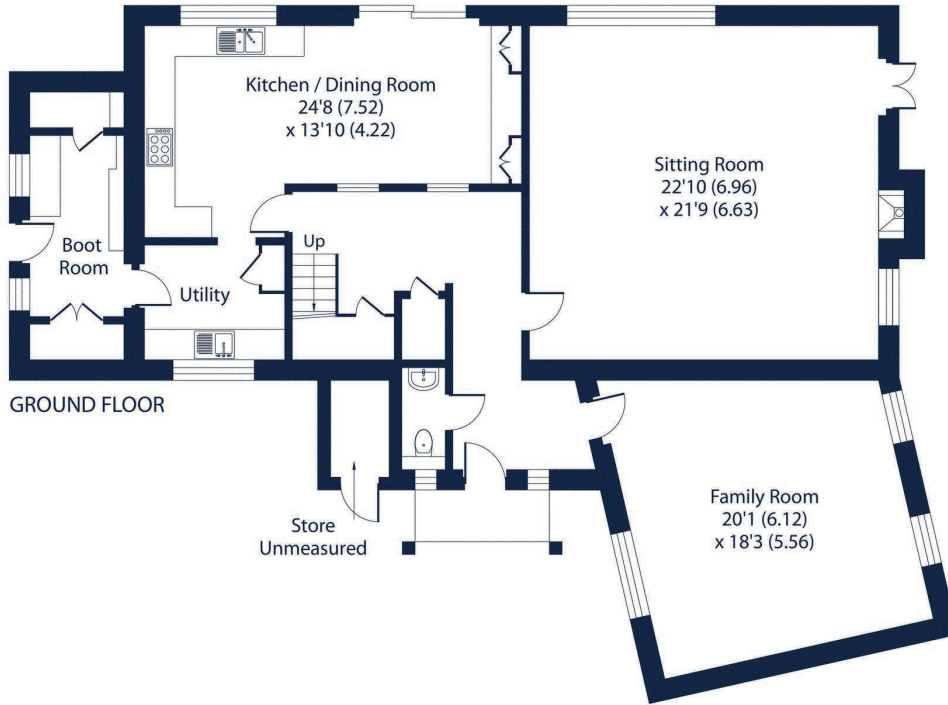
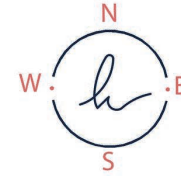
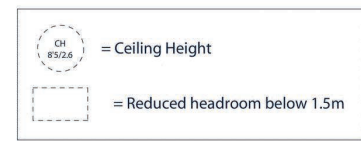
more comprehensive facilities Haslemere, approximately 3 miles to the south can be found a much wider selection of amenities including a mainline station offering a frequent service to London in under an hour. The A3 is only minutes away providing easy access to Godalming and Guildford to the north and Petersfield and the coast to the south.



Pine Bank, Hindhead, GU26

Approximate Area = 3054 sq ft / 283.7 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem2024. Produced for Hamptons. REF: 1111407

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs		81	84

England & Wales EU Directive 2002/91/EC

