

Tyndall Grange, Grayshott, Hampshire





A substantial family home on the edge of Grayshott village.

Summary of accommodation

Entrance hallway | Drawing room | Dining room | Sitting room | Garden/games room | Study | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with dressing room and en suite bathroom | Four guest suites | Further bedroom | Family bathroom

Three car garage

Gardens and grounds

In all approximately 0.82 acres

Distances

Grayshott 0.5 miles, Haslemere 4 miles (London Waterloo 51 minutes), Petersfield 14 miles, Guildford 18 miles, London 46 miles

(All distances and times are approximate)



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Situation

Tyndall Grange sits in a peaceful and private gated road on the outskirts of the village of Grayshott. In addition to the beautiful rural surroundings, the property is well placed for schools, amenities and the commuter, with the A3 only a short drive away and mainline train station in Haslemere.

Grayshott provides excellent amenities for day-to-day needs including Applegarth farm shop, an independent bakery, butcher/fishmonger, wine shop, post office and two supermarkets, as well as a selection of restaurants, coffee shops and the well-known Grayshott Pottery. More comprehensive shopping facilities are available in the nearby towns of Haslemere and Guildford. Haslemere also has a mainline train station which provides a frequent service into London Waterloo taking approximately 51 minutes.

Communications in the area are superb, with the A3 providing easy access to London, the M25 and Gatwick, Heathrow and Southampton airports.

There is an exceptional choice of schools in the area, including at the junior level St. Edmund's, The Royal Junior School and Amesbury all within 3 miles and St Ives and Highfield and Brookham also close by. Then there are a range of excellent and convenient senior schools including St Edmunds, The Royal School, Churcher's, Bedales and Charterhouse.





Sporting facilities include golf at Hindhead Common, Hankley Common, Liphook and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing at Frensham Pond and off the south coast at Chichester.

One of the most special elements of Tyndall Grange is the many beautiful areas for walking and riding on the doorstep, with Waggoners Wells, Ludshott Common, Golden Valley, and The Devil's Punchbowl within the vicinity.

The property

Constructed in 2001 by Walker Residential, Tyndall Grange is a wonderful example of a modern family home. The property benefits from well-proportioned accommodation over three floors, with generous ceiling heights throughout and the solid quality one would expect of modern construction. The property benefits from block and beam construction with large windows affording plenty of natural light throughout the day.

The property has been upgraded by our clients in the last few years with a beautiful modern kitchen, including its food preparation island giving a wonderful heart to the home.

Upstairs, the property benefits from six good sized bedrooms, incorporating five suites, with the principal providing a generous dressing room and en suite bathroom.







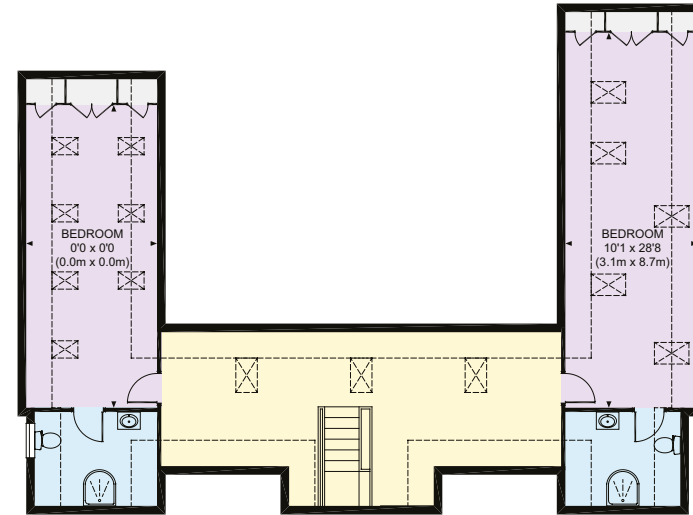
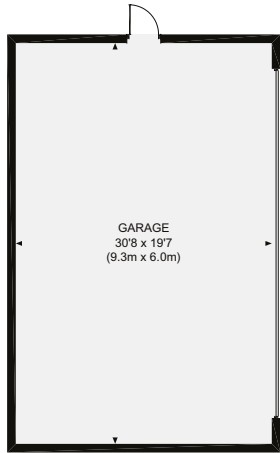
Approximate Gross Internal Floor Area

5431 sq ft / 504.6 sq m

Outbuildings: 602 sq ft / 55.9 sq m

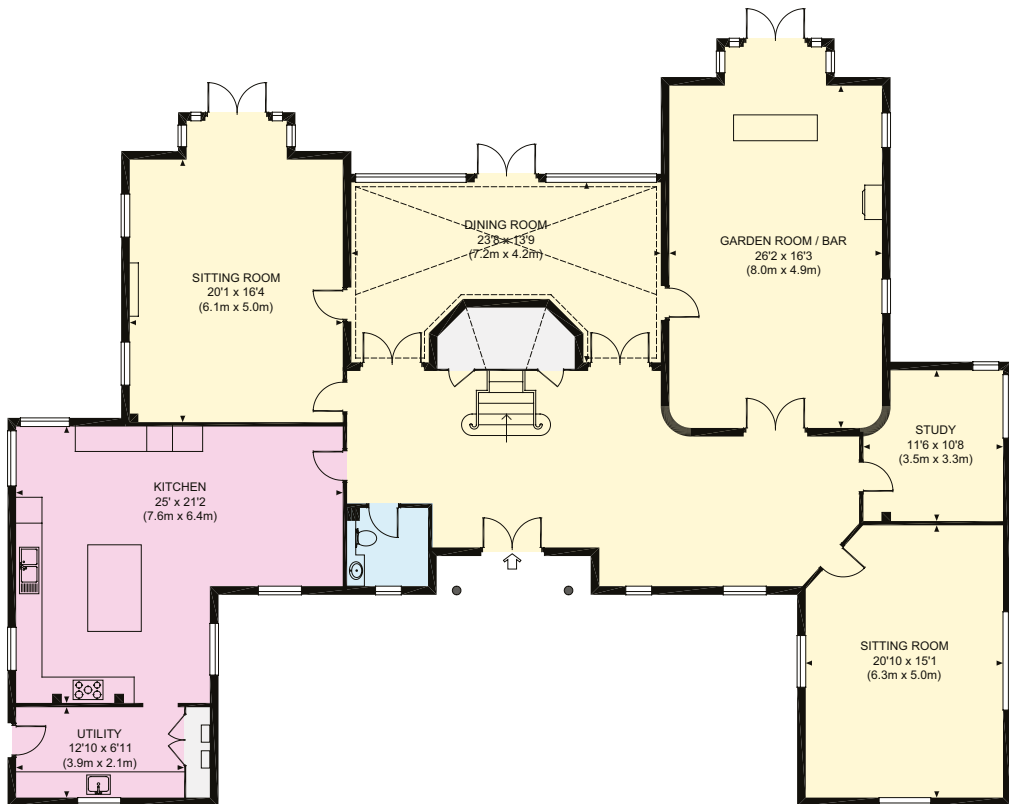
Total: 6033 sq ft / 560.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

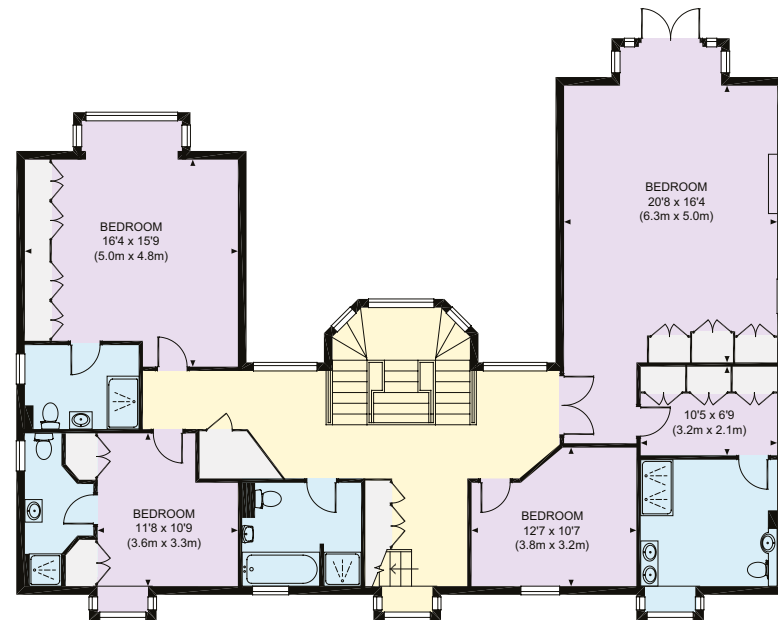


Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Gardens and grounds

Outside, the property is entered via twin electric gates into an in-and-out gravel driveway providing a stunning approach as well as parking for several cars. To the side of the house is the three-bay garage, conveniently located opposite the door to the utility room giving added practicality.

The grounds immediately surrounding the house are mainly laid to lawn with established shrub borders and some beautiful, mature specimen trees. Large sun terraces run directly off the rear of the property giving a wonderful entertaining space during the summer months.

Services

We are advised by our clients that the property has mains water, electricity and drainage together with gas-fired central heating.

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Location

Postcode: GU26 6EJ

What3words: treble.springing.jolt





Fixtures and fittings

Only those mentioned in these sales particular are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Property information

Tenure: Freehold

Local Authority: East Hampshire District Council: 01730 266 551

Council Tax: Band H

EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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