



## THE COTTAGE





GU26 6BJ





# A THOUGHTFULLY RENOVATED HOME WITH STUNNING VIEWS

Located in the private and well-connected area of Hazel Grove, between the villages of Hindhead and Grayshott. The immediate surroundings are renowned for their excellent walking routes, with stunning views over the Hindhead Commons.

			EPC
5-6	3-5	4-5	D
			

Local Authority: Waverley Borough Council  
Council Tax band: H  
Tenure: Freehold

£1,950,000





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The main house features an open-plan kitchen, family, and dining area, that includes triple aspect windows and doors leading to the rear terrace. The generous living room features large picture windows that provide extensive views. A dedicated games room, currently housing a full-size snooker table, connects to an adjacent bar/study area. All bedrooms are doubles, with the principal suite benefiting from a dressing area and an en-suite shower room. Both the family bathroom and additional shower room are finished to a high standard.

The exterior consists of tiered landscaped gardens and a gym and sauna within the pool house, located next to the open-air swimming pool with an all-year bubble. The property further benefits from secondary accommodation, which offers a ground-floor office suite with a staff WC, kitchenette, and an external staircase to a private maisonette above.







**Approximate Gross Internal Area**  
Main House 3263 sq. ft / 303.18 sq. m  
Annexe 1406 sq. ft / 130.69 sq. m  
Outbuilding 452 sq. ft / 42.00 sq. m  
Total 5121 sq. ft / 475.87 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

(Including Basement / Loft Room)  
Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Kate Erlam**  
07554 004611  
kate.erlam@knightfrank.com

**Knight Frank Haslemere**  
1 West Street, Haslemere  
GU27 2AB

**knightfrank.co.uk**

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