



SUMMERDALE

Headley Road, Grayshott, GU26



A CHARMING VILLAGE HOME WITH A LANDSCAPED GARDEN

Surrounded by natural beauty, this home blends refined architecture
with peaceful gardens.

			EPC
4-5	2-3	2-3	C
			

Local Authority: Hampshire County Council
Council Tax band: E
Tenure: Freehold



SUMMERDALE

In the heart of Grayshott village sits this beautifully renovated and extended character home, originally built in 1890. The property blends period charm with modern living, including a bespoke 568 sq ft garden room at the foot of a landscaped, south-facing garden.

Lovingly updated by the current owners, the home offers versatile spaces including a formal sitting room with wood-burning stove, a spacious open-plan kitchen/dining/family room with bi-fold doors and roof lantern, and a fully usable cellar/snug. A deep porch leads to a stylish hallway with utility, WC, and striking glass balustrading to all levels.





Upstairs are four generous double bedrooms and two well-finished bathrooms, including an en suite to the principal bedroom with walk-in wardrobe, twin sinks, freestanding roll-top bath, and walk-in shower.

The rear garden is a true highlight — thoughtfully landscaped with colourful borders, mature trees and hedging that offer privacy and seasonal interest. A wide patio, lawn, and covered pergola provide multiple spaces for relaxing or entertaining throughout the year.

At the end of the garden, the garden room offers outstanding flexibility — ideal for guest accommodation and home working,. With its open-plan kitchen/living space, bedroom, shower room, and composite decking (complete with outdoor bath), it's a well-crafted retreat with a strong sense of indoor-outdoor living.

Off-road parking, EV charging point, and a central village location complete this unique lifestyle home.



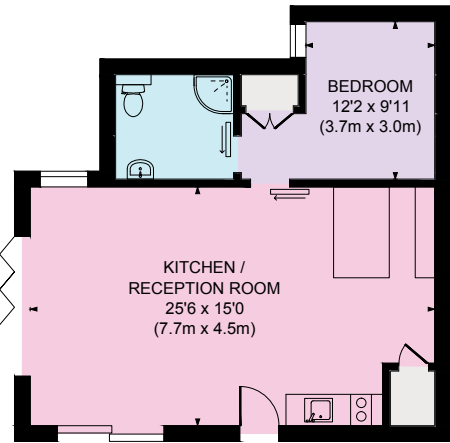
LOCATION

Summerdale within the village of Grayshott. 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 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, 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.

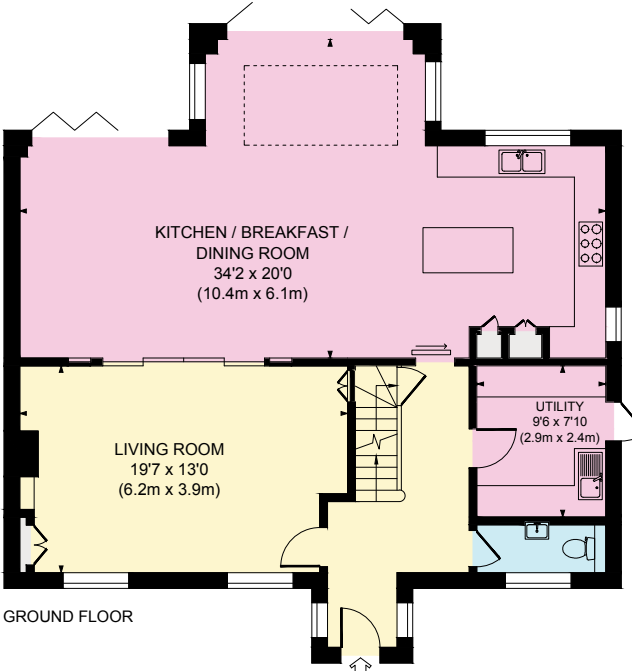




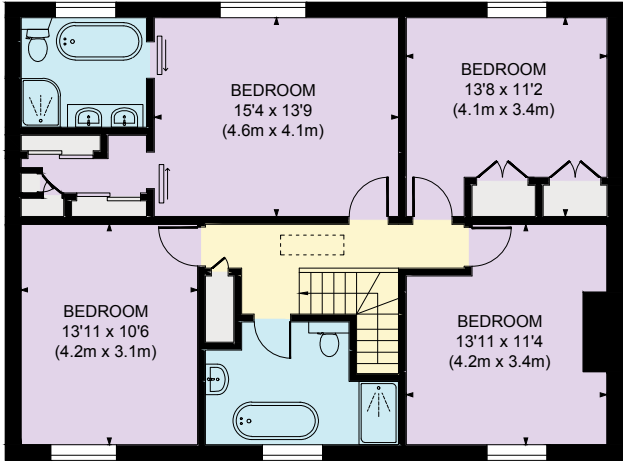
Approximate Gross Internal Area
Main House 2240 sq. ft / 208.13 sq. m
Garden Cabin 551 sq. ft / 51.24 sq. m
Total 2791 sq. ft / 259.37 sq. m



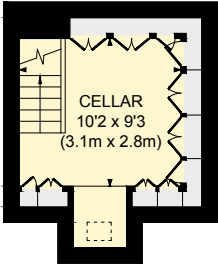
GARDEN CABIN



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

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.

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.

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