



GORSE COTTAGE

Hindhead, Surrey



A WONDERFUL FAMILY HOME

With great potential in mature, private gardens

Summary of accommodation

Entrance hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Wet room

Principal bedroom | Four further bedrooms | Family bathroom

Integral garage

Laundry | Garden shed | Gardener's WC

Gardens and grounds

In all approximately 0.7 acres

Distances: Grayshott 2.3 miles, Haslemere mainline station 4.6 miles (London Waterloo 56 minutes)
Haslemere town 4.9 miles, Farnham 7 miles, Guildford 6.5 miles, Chichester 24 miles, London 47 miles
(All distances and times are approximate)

SITUATION

Gorse Cottage is situated in an elevated, private position, whilst having the convenience of nearby Grayshott, Beacon Hill and Churt villages as well as the larger Haslemere town, the mainline station and the A3 being only a short distance away. Haslemere offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs and coffee shops, along with a tennis club and the newly refurbished Haslemere Leisure Centre. The mainline train station provides services into London Waterloo in approximately 56 minutes. More comprehensive shopping facilities are available in the towns of Farnham, Godalming and Guildford, which are easily accessed via the A286 and the A3.

There is an exceptional choice of schools in the area including The Royal Senior School and St Edmund’s, The Royal Junior School and Amesbury at Hindhead as well as Brookham and Highfield in Liphook. Junior and infant schools in the area include a primary school in nearby Churt, a primary school at Beacon Hill, and a secondary school at Woolmer Hill. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward’s at Witley, and Cranleigh School slightly further afield.

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

Sporting facilities include golf at Hindhead (located just under 200 yards from the property), Hankley Common, Liphook and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester.

The house also has an array of beautiful areas on its doorstep; south of the property is ‘Windy Gap’ and Golden Valley National Trust land at Whitmore Vale, which is ideal for walking, cycling or riding. Further afield are Waggoners Wells, Ludshott Common, The Devil’s Punch Bowl, Hindhead Common, and Black Down National Park.



THE PROPERTY

Gorse Cottage is a period property which has been in the same family for 55 years and has been much enhanced during their ownership. The most significant of these is the double-storey extension to the west-side of the house; this substantial and versatile addition currently comprises a dining room, study (which for a time was used as a bedroom), and a wet room. Within the study is a loft hatch with ladder providing access into a superb 1st floor loft room holds great potential.

The real highlight to the house is the wonderful sitting room, the heart of the home and much cherished by our clients. The room has tall ceiling heights and is centred around an imposing, working fireplace framed in brick and oak surround. There is a large bay window looking over the front lawn and a sliding glass sliding door to the rear terrace and garden, which allows the room to filled with light throughout the day. Further to the ground floor is the kitchen/breakfast room with gas hob oven, plentiful storage, and benefits from well-proportioned south-facing windows allowing one to enjoy views over the rear garden.

To the first floor are four bedrooms in all of varying sizes, with a further bedroom to the second (boasting wonderful views). Three of the bedrooms have sinks, while two enjoy a dual aspect. Further to the first floor is a family bathroom and separate WC. There is a superb integral garage accessible from the kitchen, which boasts particularly tall ceilings.

The house has been well looked after and maintained to high standard by our clients during their ownership, however, does present the incoming purchaser with a wonderful opportunity to put their own stamp on it.

GARDENS AND GROUNDS

There are gardens to the front and rear of Gorse Cottage, each benefitting from mature trees, and are wonderful spaces both for games and entertaining. To the rear there is a terrace immediately accessible from a hall off the sitting room and closely situated to the rear of the house a utility room and a large garden shed. After circa 30ft the garden drops at a shallow angle down the valley resulting in outstanding sylvan views. Of note, the woodland abuts National Trust land and there is a path leading to it 100m west along the Churt Road. In addition to the garage there is plentiful parking along the drive and to the front of property.

PROPERTY INFORMATION

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

Tenure: Freehold

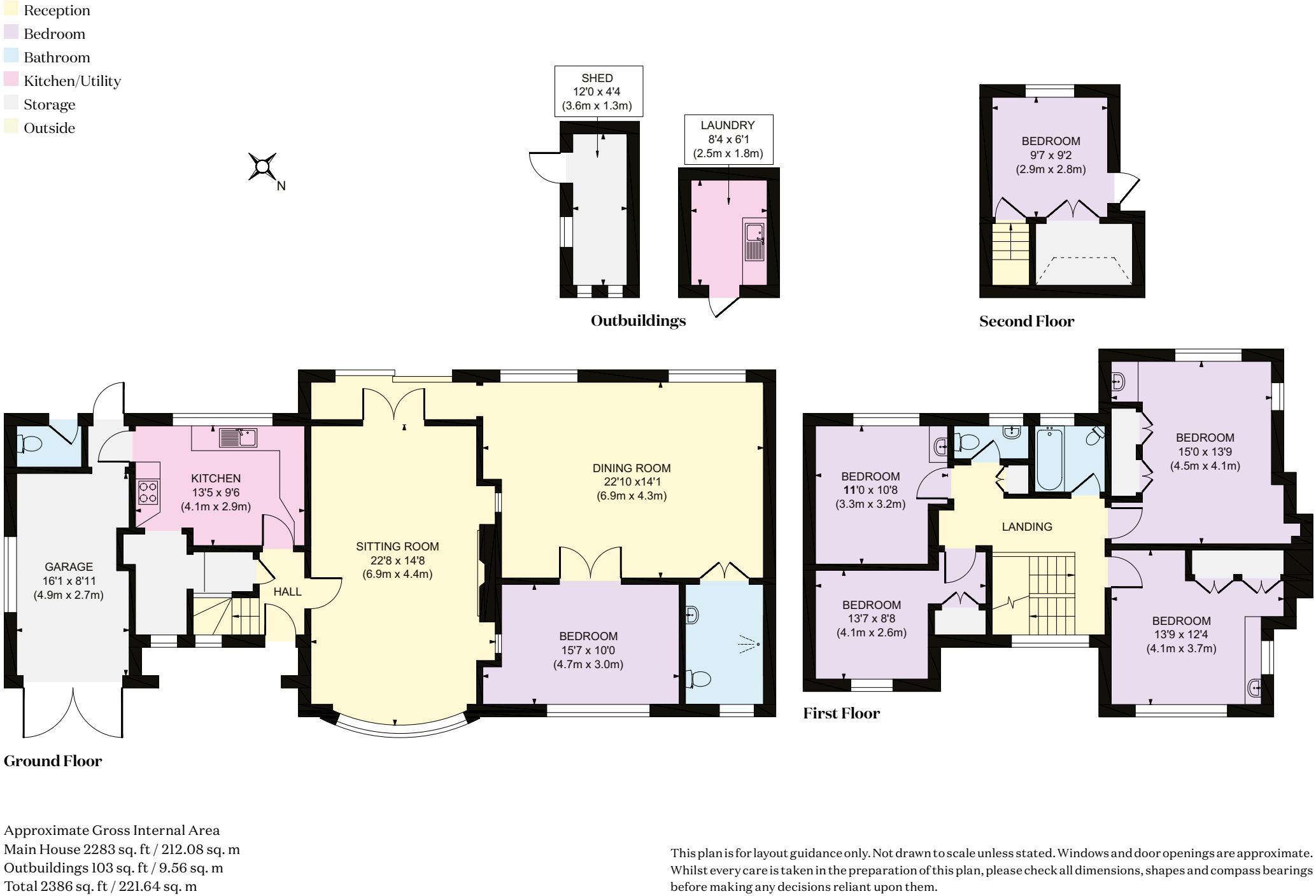
Local Authority: Waverley – 01483 523 333

Council Tax: Band G

EPC: D

Directions
Postcode: GU26 6HX
What3Words: huddled.roosters.library

Viewings: All viewings are strictly by prior appointment with Knight Frank the sole selling agent.



I would be delighted
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