



1 & 2 Acacia, Wood Road  
Hindhead, GU26 6GE



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes



# 1 & 2 ACACIA

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We are very honoured to present this beautiful newly developed, five bedroom luxury property in Hindhead, with a very rare opportunity of an extension included in the price.



# ACCOMMODATION SUMMARY

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Developed by Hietesh Shridar, Curationtech, who are pioneering bespoke property development, specialising in combining luxury and sustainability. The property consists of air source heat pumps which make it very energy efficient. These properties are perfect for a family who are looking to take advantage of Hindhead, home to some of the best schools and its renowned scenic beauty with much of it being crisscrossed by footpaths and bridleways.





# GROUND FLOOR

As you enter the property you are greeted with a large entrance hall that is very bright and you have access to all the ground floor rooms, such as the toilet, the spacious living room, the boiler room, study, kitchen and the south facing garden.





# GROUND FLOOR

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To the right of the kitchen you have the living room space which holds dual aspect windows allowing lots of natural light to come through enhancing the space, and making it perfect to spend quality time with the family.





# GROUND FLOOR

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The bespoke kitchen is beautifully designed with dual tones and white Corian tops, which are known for being heat resistant up to 212° Fahrenheit and extremely stain resistant. There is a built-in fridge/freezer, dishwasher, oven and microwave; all Bosch appliances. The kitchen is built to a high specification, with designer tiles and underfloor heating throughout.

There is also a useful and spacious utility room tucked away on the right which is extremely convenient for keeping the kitchen tidy.









# GROUND FLOOR

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There is also a spacious study that looks out towards the garden on the ground floor, adjacent to the living room and on the left of the entrance. Due to it facing the garden and having double doors, there is a lot of natural light that floods in, this combined with the peaceful surroundings, make it the perfect place to work from home.





# OUTSIDE

The kitchen flows seamlessly into the garden space, where you have Kandla grey flooring which is Indian stone. There is also an extremely rare, never seen before opportunity for the kitchen to be extended by 194 square feet, done by the developer and this is included in the price.

There is high fencing making it extremely private and if you are someone who values the peace and quiet when you sit outside, then this is the ideal type of garden for you.





# FIRST FLOOR

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On the first floor you have four bedrooms, in total there are two with ensuite bathrooms and one family bathroom.

Enjoy tons of natural light in the principal bedroom and lovely scenic views out of the window. The ensuite bathroom features beautiful stand alone stone sinks and wet room showers with no shower trays accompanied with designer tiles.





















# INTERIOR DIFFERENCES IN NO.1 ACACIA





# LOCATION

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Hindhead is 11 miles (18 km) south-west of Guildford and on the border with Hampshire. Hindhead is known for some of the best independent schools in Surrey, including OneSchool Global Hindhead Campus which is only a 3 minute drive and 15 min walk away from the property. There is also St Edmunds School which is a 6 minute drive away and Amesbury School which is a 7 min drive away.

The closest train station is Haslemere station, close to the Haslemere Town Centre which is 3.9 miles away from the property and around a 15 - 20 minute drive. In the town centre you can also find local coffee shops, well known places such as the coppa club, supermarkets and shops.

Within a 4 minute drive you can arrive at the Hindhead common, you can enjoy the second highest viewpoint here in Surrey and acres of woodland and nature, overlooking the famous devil's punchbowl cafe where you and the family can enjoy a nice meal, a perfect place for a family outing.

Frensham Great pond is within a 10 minute drive away, the green flag award winning Frensham Great Pond, located between Farnham and Hindhead on either side of the A287. This picturesque common covers roughly 1000 acres and is owned by the national trust and managed by Waverley Borough Council.

## LOCAL SCHOOLS:

- OneSchool Global Hindhead Campus - 0.9 miles
- St Edmund's School - 1.9 miles
- Amesbury School - 2.3 miles

## TRANSPORT

- Haslemere station - 4 miles





# GENERAL INFORMATION

## SERVICES

Mains water, gas and electricity

## TENURE

Freehold

## LOCAL AUTHORITY & TAX BAND:

Waverley Borough Council | Council tax Band G

## VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners through Raji Khaira, 07392 112 320, rajikhaira@luxurypropertypartners.co.uk

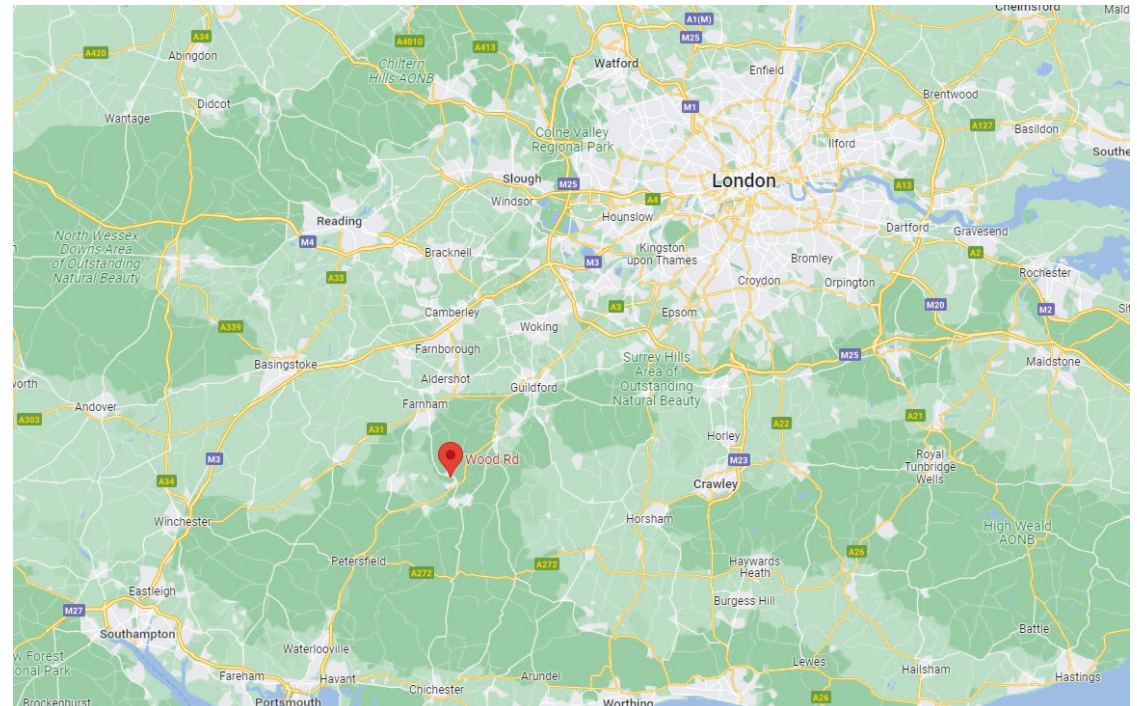
## AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## BULLET POINTS:

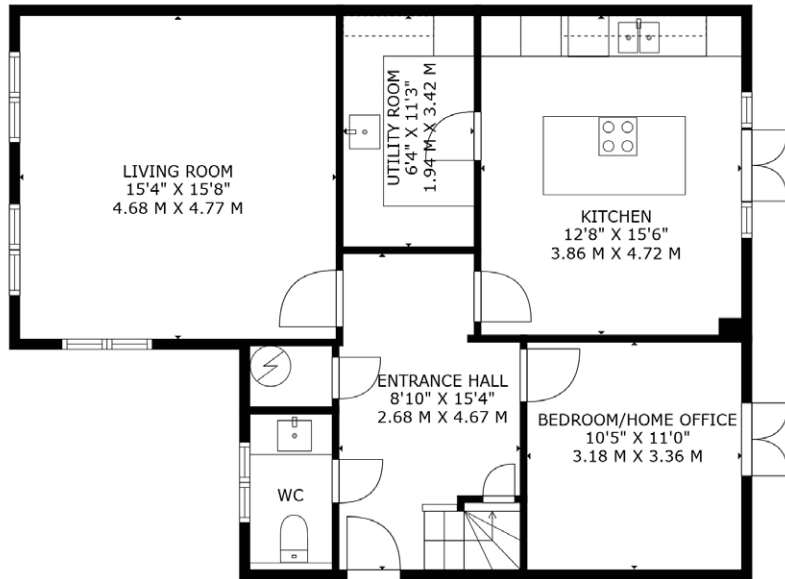
- Exceptional Location
- Newly Developed
- Five Bedrooms and Four Bathrooms
- 2,131 Sq Ft
- Opportunity to Extend the Garden
- Study Room with Garden Views
- Spacious Living Room
- Private Driveway with Ample Parking
- Bespoke Kitchen with Model Designs
- Freehold | EPC: B | Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

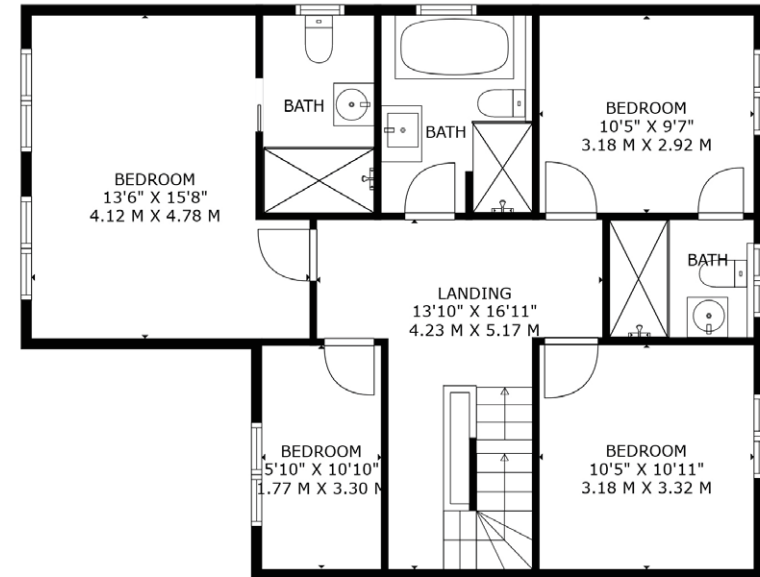




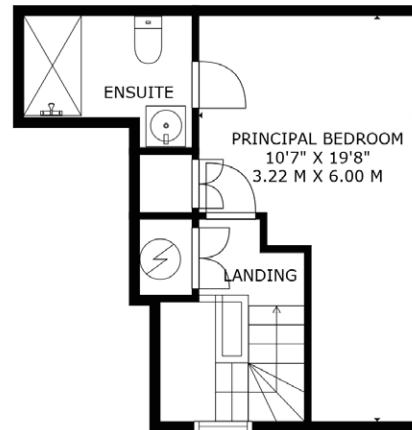
# NO. 1 ACACIA FLOORPLAN



GROUND FLOOR



FIRST FLOOR



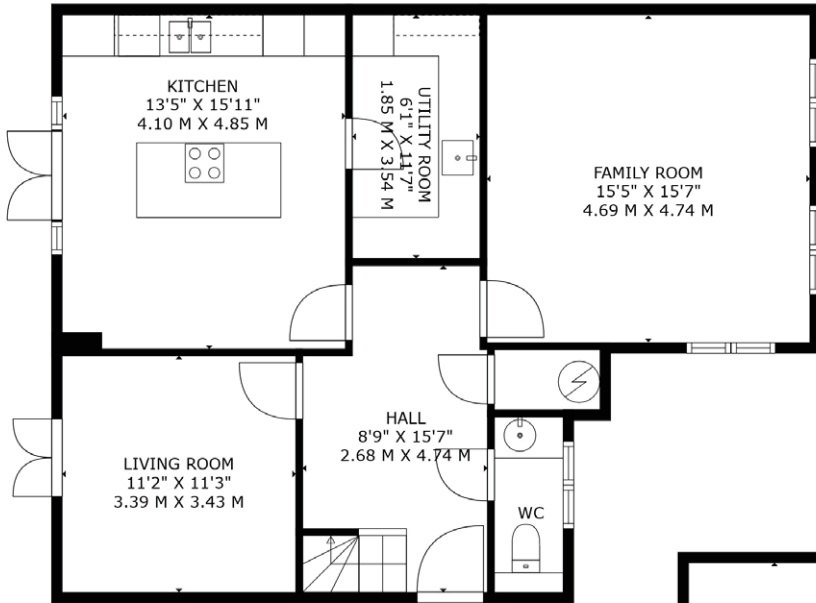
SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR : 818 sq. ft, 76 m2, FIRST FLOOR : 818 sq. ft, 76 m2, SECOND FLOOR : 258 sq. ft, 24 m2  
 EXCLUDED AREAS: LOW CEILING: 28 sq. ft, 3 m2  
 TOTAL: 1894 sq. ft, 176 m2  
 Sizes And Dimensions Are Approximate, Actual May Vary.

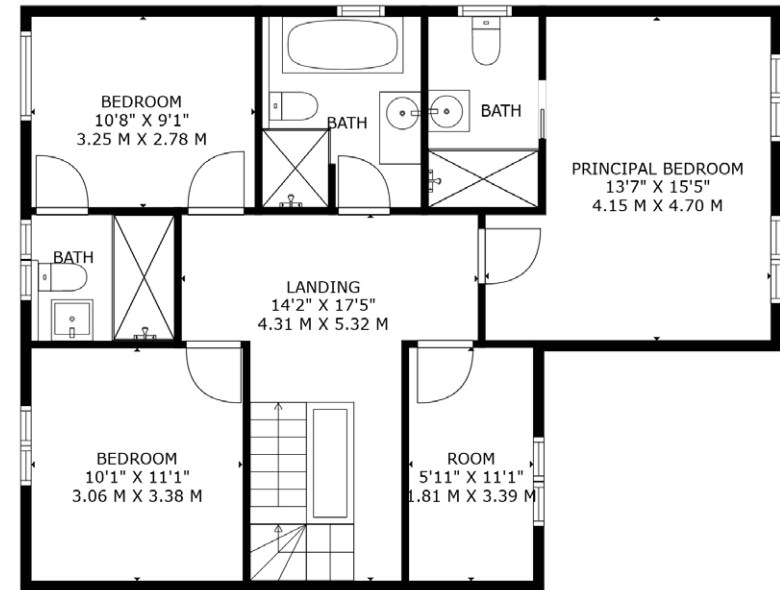




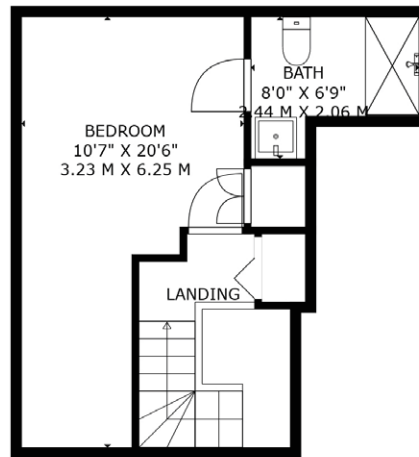
# NO. 2 ACACIA FLOORPLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 703 sq. ft, 65 m2, FIRST FLOOR : 617 sq. ft, 57 m2, SECOND FLOOR : 259 sq. ft, 24 m2  
 EXCLUDED AREAS: LOW CEILING: 157 sq. ft, 15 m2, LANDING : 168 sq. ft, 16 m2  
 TOTAL: 1579 sq. ft, 146 m2  
 Sizes And Dimensions Are Approximate, Actual May Vary.







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