

5 Northwood Cottages,

Glen Road, Grayshott, Hindhead, Surrey GU26 6JR



**Peter Leete
and Partners**
ESTATE + AGENTS

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Price Guide: £445,000 Freehold



- Pretty character cottage available for the first time in nearly a century.
- 904 sq. ft.
- Sitting Room
- Dining Room
- 2 Bedrooms
- Bathroom
- Re-fitted kitchen
- 35 metre rear garden on tiers.
- Off road parking beyond the rear garden
- EPC Rating – D
- Council Tax: D
- SERVICES: All main services, electricity, gas water and drainage.

LOCATION

Located at the end of Avenue Road where it becomes an unmade access road is the car parking area and garden gate for this property. There is also the footpaths leading east and west which follow the village boundary. Additional pedestrian access is via a footpath from Glen Road. [Copy plan attached for guidance only.](#) Thus affording a truly unique location only a couple of hundred yards from the village square in the centre of the village, yet next to extensive woodlands.

Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants and cafes, a public house, doctor's surgery, social club and community library, post office, two dentists, opticians and nationally known pottery. A list of many of the local businesses and organisations can be seen at the village web site www.grayshott-pc.gov.uk There are preschools in the village and local area, a village school for both infants and juniors as well many private schools nearby, state schools include Bohunt in Liphook, Woolmer Hill in Haslemere both rated "good" by Ofsted. For the active, the village boasts, a recreation ground, sports pavilion, tennis club, football and cricket clubs, a community Orchard and playgrounds. Amenities within Grayshott have helped it win Hampshire Village of the Year on three occasions as well as numerous other awards. More extensive shopping facilities are available at the nearby towns of Haslemere, Farnham and Guildford. Buses passing through the village serve Farnham, Aldershot, and Haslemere, the latter town with a main line station (4.5 miles) serving Waterloo in approximately 55 minutes and Portsmouth on the South Coast. There are numerous beauty spots within easy reach to include The Devil's Punch Bowl, Ludshott Common and Frensham ponds. There is direct access to the Golden Valley and extensive protected National Trust woodlands.

DESCRIPTION

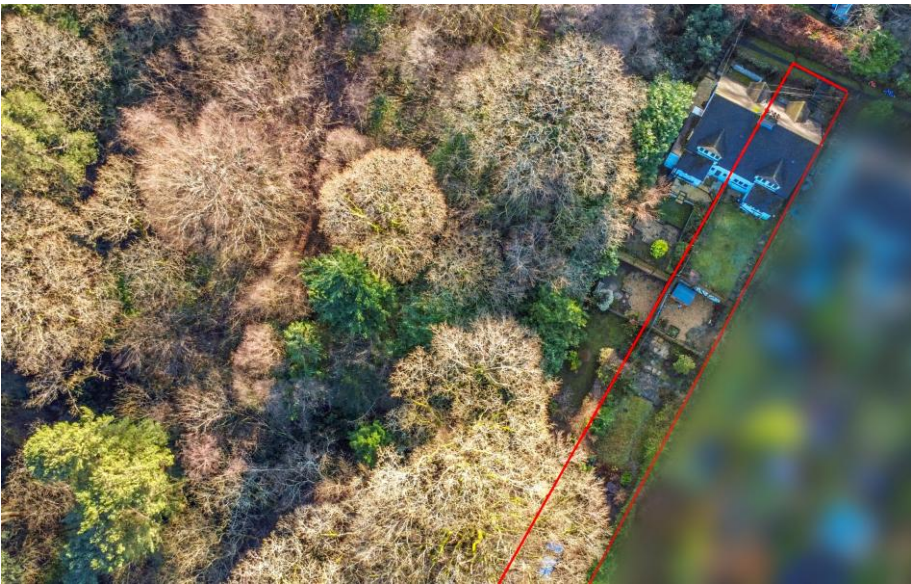
A semi detached character house in good order. The property having been in the same ownership since 1936. The current sellers have maintained the property well and carried out many improvements over the years.

The property boasts high ceilings giving a sense of space to the ground floor accommodation. This includes an entrance hall opening to the main living room with front aspect. This leads through to a well proportioned dining/family room overlooking the rear aspect onto the gardens and woodland beyond. Again overlooking the rear and side access is the kitchen with both wall and base cupboards with space for cooker and additional white goods. The first floor has two good sized double bedrooms and includes a re-equipped bathroom with modern bath with separate shower unit over and low level wc with basin.

EXTERIOR

Small courtyard style front garden with side access to the tiered rear gardens. The rear gardens are laid primarily on three terraces (pictured on page 2) in total this area extends 35 meters (114 feet) and leads to the parking area just beyond.







St Lukes Church Grayshott

For identification only No 5 shown to the left of no 6 being far right of the highlighted area.



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Grayshott

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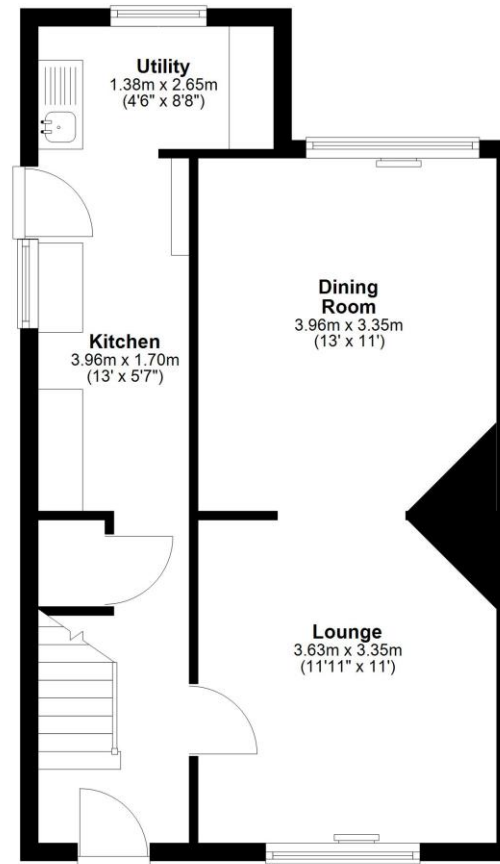
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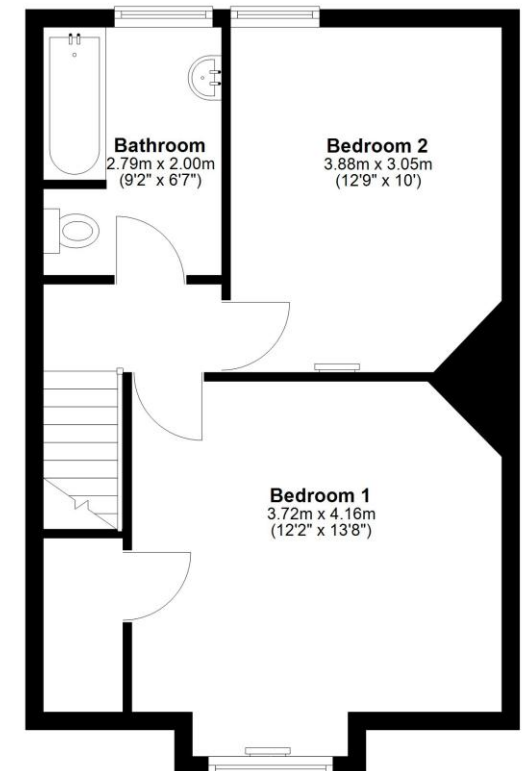
Ground Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 84.0 sq. metres (904.3 sq. feet)