



**Portsmouth Road, Hindhead, Surrey**  
**Offers Over £750,000 Freehold**

CLARKE  GAMMON

## COMBE BROW PORTSMOUTH ROAD HINDHEAD SURREY GU26 6TQ

0.25 acre plot with mature rear garden

Woodland views from an elevated position

Kitchen/breakfast room with feature picture window

Living room with open fireplace & dining room

Access to the A3 within one mile

Newly installed gas condensing boiler

Flexible three/four bedroom arrangement

Gated driveway providing parking for several cars

Detached garage

Walking distance of the Devil's Punchbowl



**Beautifully positioned on an elevated plot overlooking Nutcombe Valley and woodland beyond, a charming detached character home combining timeless appeal with a flexible/balanced modern day living arrangement.**

### THE PROPERTY

Internally, the accommodation is both versatile and inviting, perfectly suited to family life. The entrance porch provides useful storage and leads through to a fitted kitchen and breakfast area, where a striking floor to ceiling window beautifully frames the south facing garden and woodland backdrop beyond, allowing natural light to flood the space. The dining room features an attractive bay window and doors opening onto the decking, creating an ideal setting for entertaining. The double aspect sitting room is centred around a character fireplace and benefits from direct access to the terrace and gardens, seamlessly connecting indoor and outdoor living. A cosy snug, currently arranged as a second sitting room, offers excellent flexibility and could equally serve as a fourth bedroom or guest suite, complemented by a stylish ground floor wet room.

Upstairs on the landing is a study area with views across the garden, a double aspect principal bedroom with two built in wardrobes, a distinctive arched stained glass window, two additional double bedrooms and a recently updated family bathroom, complete with separate bath and shower.



### THE GROUNDS

Outside, the generous rear garden is arranged over gentle levels with areas of lawn and mature planting, offering a high degree of privacy. An extensive decked terrace provides a superb space for outdoor dining and entertaining, while a well appointed summerhouse with light and power is ideal for home working or relaxation.

The property further benefits from a detached double garage with workshop or office space behind and a substantial driveway providing ample parking and turning space.

### SITUATION

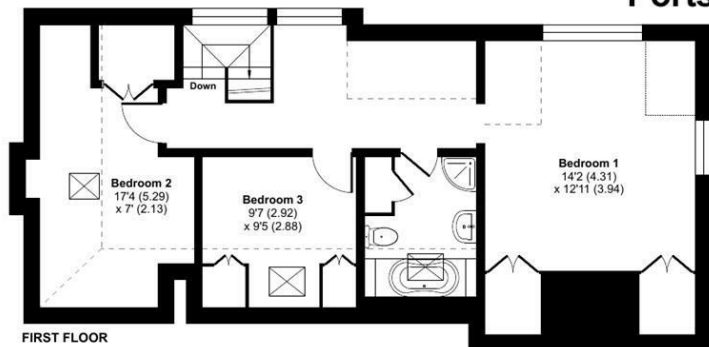
Perfectly positioned for access to The Devil's Punch Bowl, the home is also within easy reach of two excellent and highly regarded private schools, Amesbury and St Edmund's in Grayshott. Local state schools are equally well respected, with Sixth Form provision at Bohunt in Liphook and the established Godalming College. Haslemere station is approximately 3.2 miles away, offering a direct journey to London Waterloo in under one hour in peak times.

Located in the heart of Hindhead, the home is ideally placed to enjoy the Surrey Hills Area of Outstanding Natural Beauty, with miles of National Trust countryside directly on the doorstep, including The Devil's Punch Bowl and Miss James' Walk, providing exceptional walking, cycling and riding opportunities.

- Grayshott Village Centre - 0.5 miles
- Beacon Hill - 1.5 miles
- A3 Access - 1 mile
- Haslemere Town Centre - 3.7 miles
- Haslemere Station - 3.1 miles
- Liphook Village centre - 4.1 miles
- Godalming - 10.2 miles
- Guildford - 14.6 miles
- Portsmouth - 29.2 miles

All distances are approximate

# Portsmouth Road, Hindhead, GU26



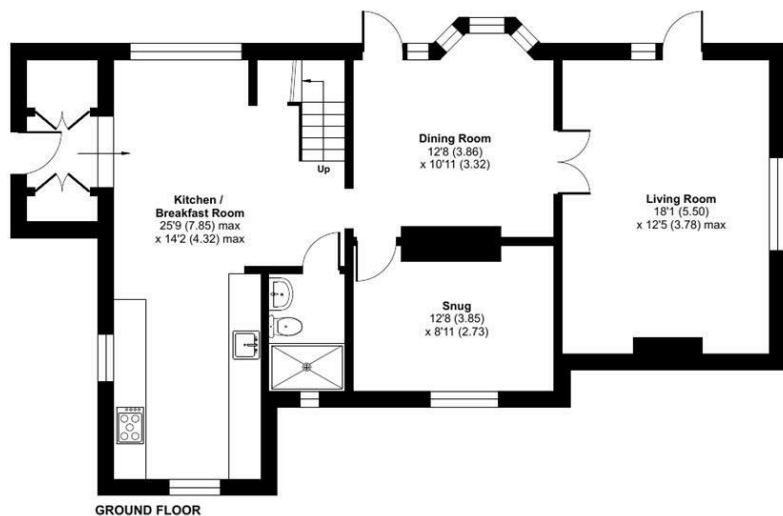
FIRST FLOOR

Approximate Area = 1359 sq ft / 126.2 sq m  
 Limited Use Area(s) = 226 sq ft / 20.9 sq m  
 Garage = 429 sq ft / 39.8 sq m  
 Total = 2014 sq ft / 186.9 sq m

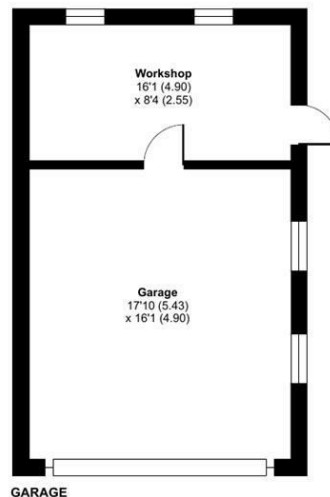
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon, REF: 1415591

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band F

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

18th April 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	58
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

## DIRECTIONS

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

## ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

