



**Peter Leete
and Partners**

ESTATE + AGENTS

Mottram

Highfield Crescent,
Hindhead, Surrey GU26 6TG

Mottram, Highfield Crescent, Hindhead, Surrey GU26 6TG

Price Guide £850,000 Freehold



A spacious four-bedroom detached family home of approximately 2,271 sq ft, set within a generous and wonderfully private level plot, with three reception rooms, a separate study, excellent parking, detached double garage and car port - all within a short walk of the Devil's Punch Bowl and easy reach of everyday village amenities.

- EPC Rating – D
- Council Tax: Band - F
- VIEWINGS: Strictly by appointment with the Agent.

All Main services - Waverly Borough Council

SPECIAL NOTES: Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

Mottram is a substantial detached family home occupying a generous, private and level plot in a particularly convenient position on Highfield Crescent. Offering approximately 2,271 sq ft of flexible accommodation, including the detached double garage, the property combines four generous bedrooms with three reception rooms, a dedicated study, excellent parking and a wonderfully private rear garden.

One of the property's greatest lifestyle attractions is the Devil's Punch Bowl, set within the Surrey Hills National Landscape - an Area of Outstanding Natural Beauty - and only a short walk away. This spectacular National Trust landscape offers extensive walking routes, far-reaching views and immediate access to some of Surrey's finest countryside.

The wider area offers an exceptional choice of outdoor recreation, with Highcombe Edge and the Golden Valley close at hand, together with Ludshott Common, Waggoners Wells and Frensham Ponds. For day-to-day essentials, a local shop and Post Office is immediately nearby and also offers fuel, providing a useful neighbourhood convenience without the feel of a busy main-road filling station.

Hindhead, Beacon Hill and Grayshott provide further everyday amenities, while Haslemere offers a wider range of shops, restaurants and a mainline station with services to London Waterloo in approximately 45 minutes. Bus services provide connections towards Haslemere, Grayshott, Farnham and Aldershot, with onward links to larger centres including Guildford and Godalming. The A3 is readily accessible for London and the South Coast, with connections to the M25 and the main airports.

The area is also well placed for a choice of schools. Independent options include St Edmund's, within walking distance, Amesbury School in Hindhead and The Royal School in Haslemere, while nearby state schooling includes Woolmer Hill and the primary school at Beacon Hill.

Set back from the road and approached via a private road, the property has its own block-paved driveway providing generous off-road parking for several vehicles in addition to the car port and detached double garage. The garage offers excellent scope as a substantial workshop, hobby space or secure storage area and has a WC fitted, although this is not currently connected to the plumbing. The accommodation has an excellent sense of space and flexibility, making it particularly well suited to family life, entertaining and home working. A bright and spacious entrance hall with wooden flooring provides an attractive introduction to the house and gives access to the family room, living room and dining room, together with a cloakroom fitted with a low-level WC.

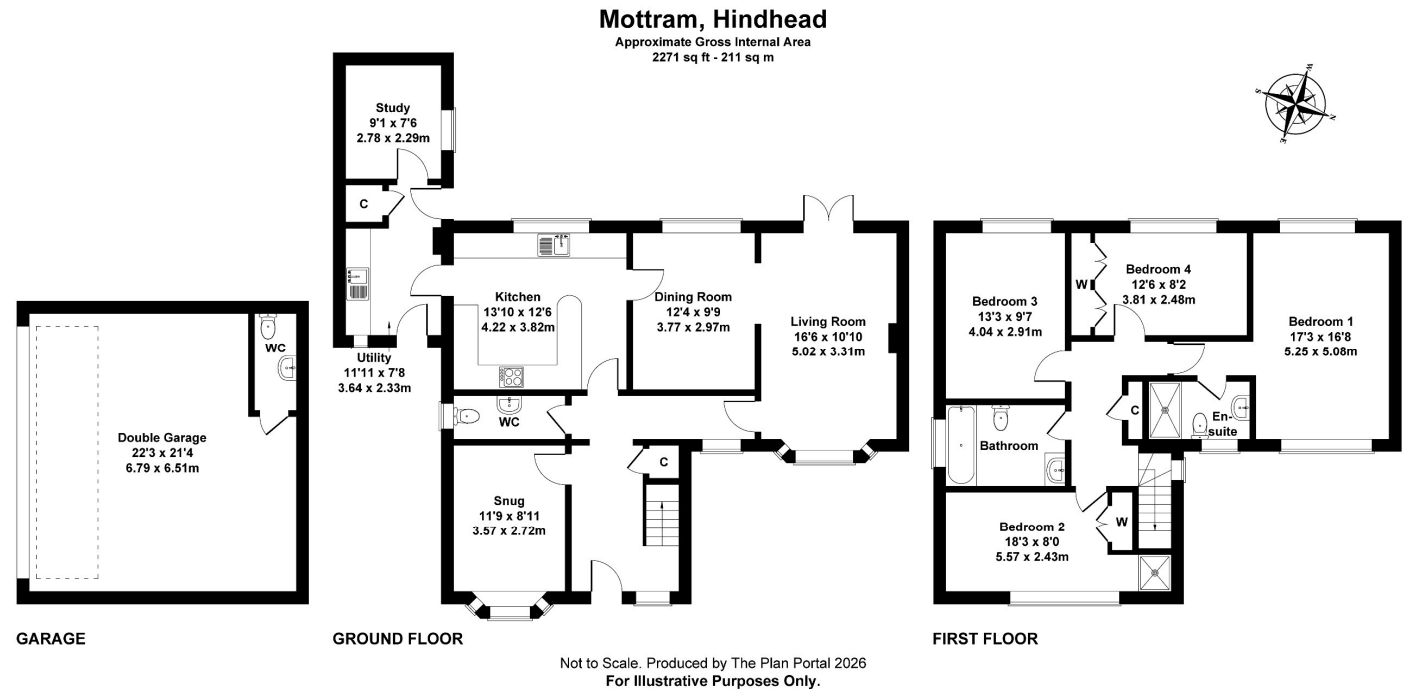
Cont'd





Mottram, Highfield Crescent

HINDHEAD



The dual-aspect living room features a fireplace and casement doors opening directly onto the rear garden, creating a natural connection between the house and outside space. The family room enjoys a front aspect and provides valuable additional living space, ideal as a snug, playroom or informal sitting room. The dining room overlooks the rear garden and adjoins the kitchen, making it well suited to both family meals and entertaining.

The well-equipped kitchen is generously proportioned and enjoys views over the rear garden. It is fitted with an extensive range of wall and base units topped with granite work surfaces and incorporates a Neff double oven, Neff ceramic hob inset into the worktop, Bosch extractor hood, and integrated full-height fridge and separate freezer. A further door leads to a useful rear lobby with ceramic tiled flooring, additional storage units and an inset sink. From here there is access to the separate study, which enjoys a rear aspect and is fitted with desk and storage units - an ideal dedicated workspace for anyone working from home without sacrificing a bedroom.

From the entrance hall, a glazed-balustrade oak staircase rises to the first-floor landing. All four bedrooms are generous in size. The principal bedroom enjoys dual aspects to the front and rear, an extensive range of fitted furniture and an en-suite shower room with WC and wash basin.

The spacious family bathroom features a large bath with mixer taps and shower attachment, WC and wash basin. Bedroom two also benefits from a shower enclosure, while bedroom three has fitted bedroom furniture, adding further practicality to the family accommodation.

Outside is one of the property's real highlights. The level gardens offer an excellent degree of privacy and provide plenty of space for children, entertaining and gardening. Predominantly laid to lawn, the rear garden includes a patio for outdoor dining, greenhouses, two garden sheds and raised planters, with the whole enclosed by panel fencing and mature surroundings.

AML (Anti Money Laundering) - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. We use a company Coadjute to facilitate these checks. A non returnable fee will be charged for each individual AML check conducted.

**Peter Leete
and Partners**

ESTATE + AGENTS

The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk
www.pleete.co.uk