

1 Clarks Cottages,

School Road, Grayshott, Hindhead,
Surrey GU26 6LR



**Peter Leete
and Partners**

ESTATE + AGENTS

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Price Guide: £465,000 Freehold



- Pretty modern cottage built by Elsmore Construction some 20 years ago.
- Off road parking and GARAGE 16' x 8'
- EPC Rating – C
- Council Tax - D
- SERVICES: All main services, electricity, gas water and drainage.

LOCATION

Located in School Road with vehicular access via the Headley Road this property is ideally placed close to the village school and nationally known Pottery and a level walk of the village centre.

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 (3.5 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

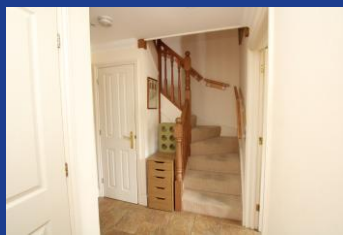
Benefitting a C rated energy certificate this modern semi detached house provides the perfect location in this sought after village. The accommodation includes a front door opening into the hallway with CLOAKROOM providing a LOW level WC and basin. Doors open into the Kitchen/breakfast room with sufficient room for a dining table. Fitted appliances include integrated dishwasher and fridge freezer. Base oven and separate gas hob over. Views to the front garden. Living room with feature gas fireplace and additional double doors opening into a year round Conservatory and again with double doors to the small garden beyond. First floor accommodation includes 2 double bedrooms both with fitted wardrobes and modern family bathroom with panelled bath, separate shower unit over and low level WC plus a wash basin.

EXTERIOR

Small courtyard style front garden with established Acer tree and well screened from the road with mature hedging. Side footpath to the front door and rear garden beyond. This initial rear garden is supported with established shrubs, specimen tree and benefits an additional personal gate to the rear parking area and garage which in turn has a vehicular access from the Headley Road.

LOCAL AUTHORITY: East Hampshire District Council.





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Grayshott

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

t: 01428 604480

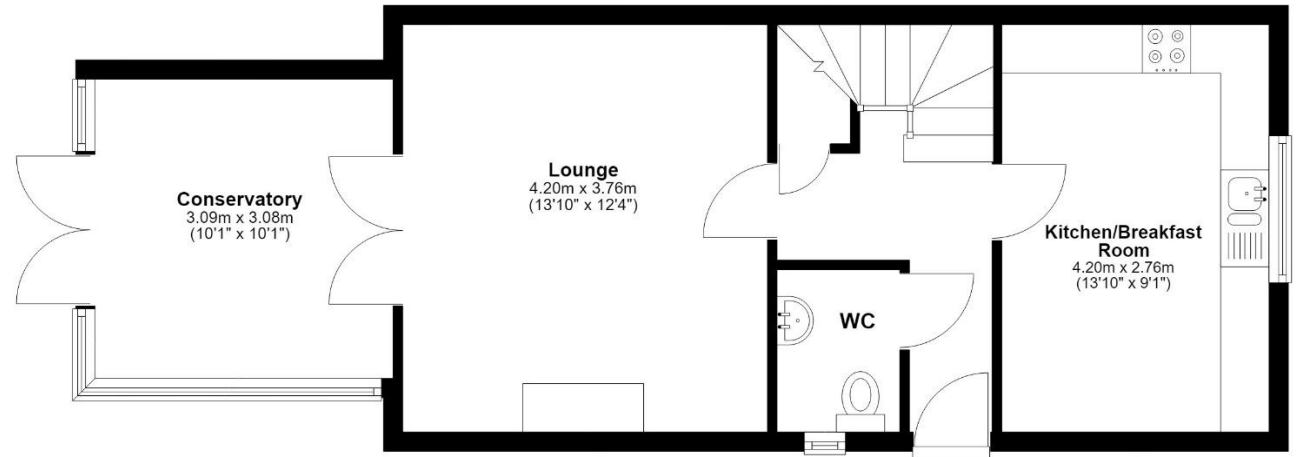
email@pleete.co.uk

www.pleete.co.uk

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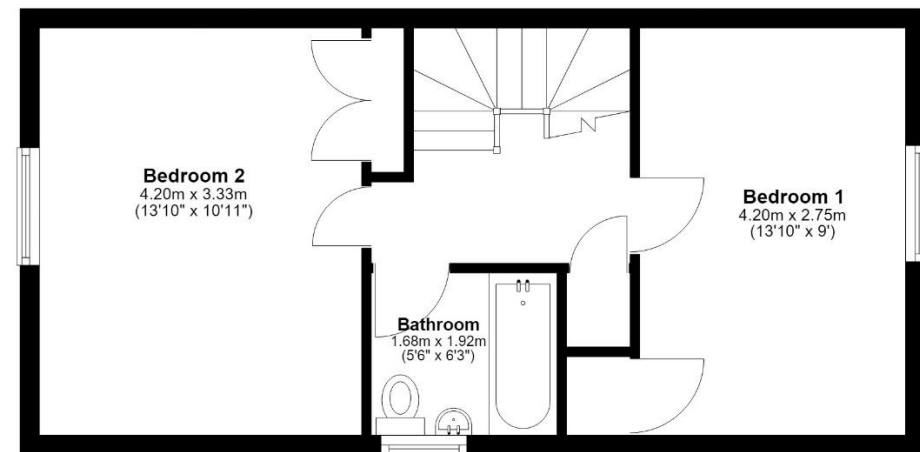
Ground Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 sq. feet)

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