



**Frillinghurst Cottage, Prestwick Lane, Grayswood, GU27 2DU**  
**Price Guide £850,000 Freehold**

CLARKE  GAMMON

## FRILLINGHURST COTTAGE PRESTWICK LANE HASLEMERE GU27 2DU

Beautiful period detached cottage

A wealth of charm and character features

Glorious and meticulously manicured gardens

3 first floor bedrooms, ground floor bedroom 4/study

Originally built in the mid 1700's with a substantial Edwardian extension

Large en suite bathroom and separate family bathroom

Elegant drawing room, dining room and kitchen/breakfast room

WC, utility room and larder

Garage set behind it's gated driveway

Picturesque central Grayswood location.



**An intriguing and individual detached period cottage, boasting a wealth of charm and character with breathtaking gardens right in the heart of the popular village of Grayswood.**

### THE PROPERTY

Frillinghurst Cottage blends cosy, character charm from the mid 1700's with classic elegance from the Edwardian era, creating a truly unique and atmospheric home in the heart of this pretty village. Set back from this popular village lane one initially sees the attractive stone elevations and contrasting brick quoining detail clad in Wisteria. At the rear is the elegant Edwardian extension with full height bay windows in the drawing room and main bedroom above, both enjoying the serene outlook over the stunning rear gardens. In the original part of the cottage on the ground floor is the dining room, kitchen breakfast room, and study/bedroom 4. Off the kitchen/breakfast room is a utility room, larder and boiler/storage cupboard. On the 1st floor there is the main bedroom with its large refitted en-suite bathroom, family bathroom and 2 further bedrooms (one of which is accessed off the other). All of the original character features are retained, including open fireplaces, exposed beams, exposed stonework along with flagstone and quarry tiled floors. This is a rare opportunity to acquire a property that effortlessly bridges two distinct architectural periods amongst glorious gardens.



## THE GROUNDS

The cottage is set back behind its broad lawned frontage with the side driveway and gates leading to the detached garage. At the rear is a beautifully maintained, well-proportioned and private garden.

Predominantly laid to lawn, the garden is immaculately presented with a neatly striped finish, creating a sense of structure and openness. Well-stocked borders frame the space, featuring a variety of mature trees, shrubs and seasonal planting providing both colour and interest throughout the year.

## SITUATION

The thriving village of Grayswood has a pretty village green, modern sports pavillion/hall, primary school and church. Nearby Haslemere provides a comprehensive range of independent shops, Hospital and health centre, boutiques, restaurants, public houses and coffee bars together with Waitrose, M&S Food and Tesco amongst other well known chains. The main line station offers a fast and frequent service into London Waterloo in under one hour. The Lythe Hill hotel has a spa and the town offers a wide range of sports facilities with several quality golf courses close by. Polo can be enjoyed at Cowdray Park in Midhurst and the popular horse racing and motorsports events at Goodwood are less than 20 miles away. There are excellent state and private schools in the area, which is surrounded by miles of open countryside, much of it National Trust owned. The nearby A3 provides road links to London, the south coast and motorway network.

Grayswood Primary School - 0.3 miles

Haslemere High Street - 1.7 miles

Haslemere main line station - 2.3 miles

A3 access at Milford - 6.4 miles

Godalming - 8 miles

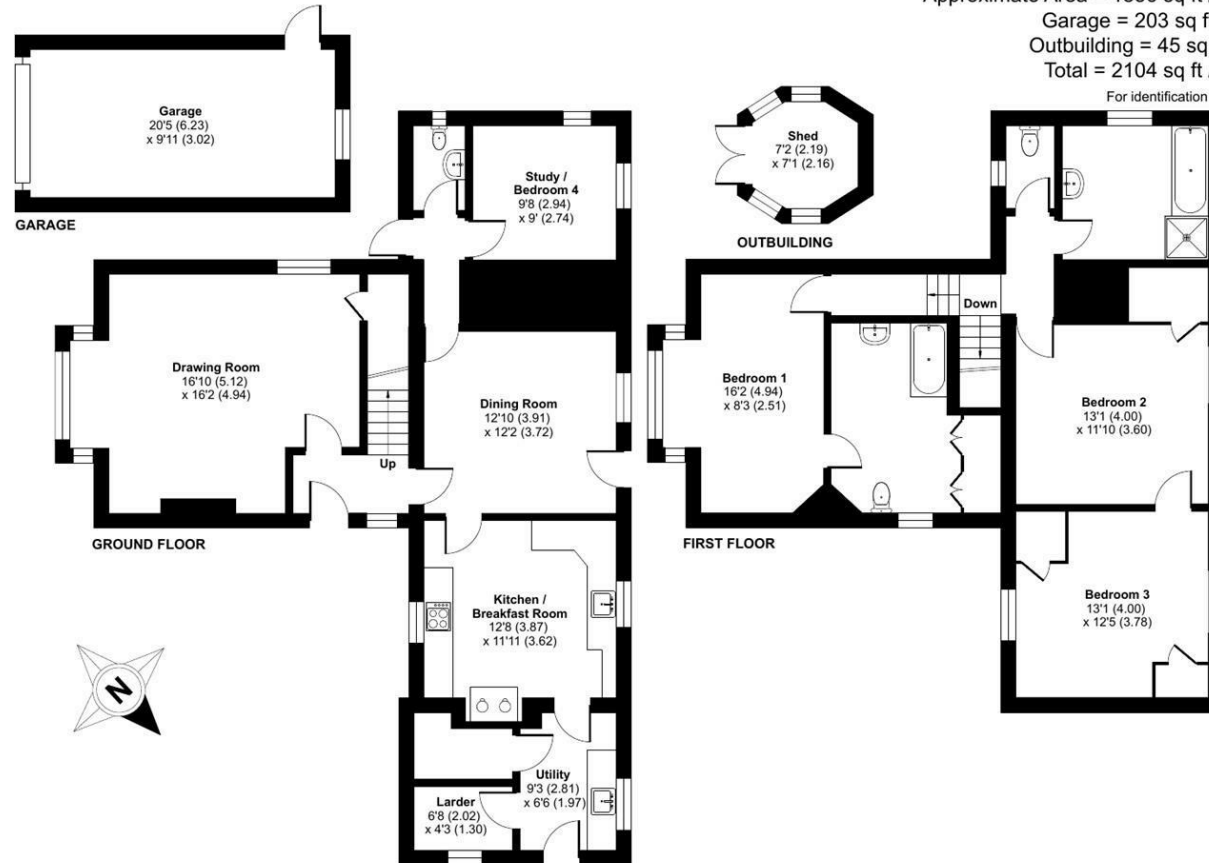
Guildford - 13 miles

All distances approximate

# Prestwick Lane, Grayswood, Haslemere, GU27

Approximate Area = 1856 sq ft / 172.4 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Outbuilding = 45 sq ft / 4.1 sq m  
 Total = 2104 sq ft / 195.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Clarke Gammon. REF: 1424262

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band G

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

19th May 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>		<b>76</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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

From our office in Haslemere High Street proceed north on the A286 for approximately 1.5 miles, into Grayswood village then take the right hand turn into Lower Road by the Green. Proceed to the T junction, turning left onto Prestwick lane where the property will be found almost immediately on the right hand side.

## 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

