

Bilberry Cottage,

Hindhead, Surrey GU26 6TN



Peter Leete
and Partners

ESTATE + AGENTS

Bilberry Cottage, Headley Road, Hindhead, Surrey GU26 6TN

Price Guide: £850,000 Freehold. Potential for extension and redevelopment. STPP



- Detached bungalow in need of modernisation.
- 1606 sq ft plus GARAGE
- 0.5 Acre
- EPC Rating: D
- Council Tax: G
- SERVICES: All main services, electricity, gas water and drainage.
- LOCAL AUTHORITY: Waverly Borough Council.

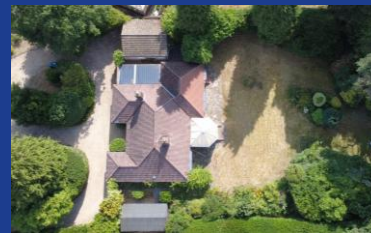
LOCATION

On the Hindhead/Grayshott border. 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, close by, footpath access to the Golden Valley and extensive protected National Trust woodlands. 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.

DESCRIPTION: The bungalow offers ample opportunity for further extension and or development of the site, subject to the necessary planning permissions. The spacious and flexible floor plan, providing three double bedrooms. The principal bedroom includes an en-suite shower room and enjoys views over the rear gardens. Bedroom two also overlooks the rear garden and, like the main bedroom, features fitted wardrobes. The living room is arranged as a through room leading to a conservatory at the rear, creating an excellent space for entertaining. The dining room also lies to the rear, while the kitchen/breakfast room enjoys a front aspect. The kitchen is fitted with dark wood units and benefits from a breakfast area extension to the side, which in turn opens to a large utility room. A family bathroom is accessed from the main hallway. While the property would now benefit from modernisation, it occupies a generous and attractive plot in a highly convenient position just a short, level five-minute walk from Grayshott village centre.

EXTERIOR The property is approached via wrought-iron gates opening onto a shingle driveway, which leads through to the front of the bungalow and returns to the frontage with a convenient exit point. The front garden is attractively enclosed with a mix of hedging, panel fencing, and mature trees and shrubs, providing excellent privacy and screening from the road. To the eastern boundary stands a large double garage fitted with an electrically operated roller door. A gated pedestrian pathway runs between the property and the garage, giving access to the rear gardens. The rear gardens are level and mainly laid to lawn, complemented by a wide variety of established trees and well-stocked shrub borders. The southern boundary features a lightly wooded backdrop, enhancing the sense of seclusion. Total Site measuring 0.5 acre.





Bilberry Cottage

Hindhead

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.

**Peter Leete
and Partners**

ESTATE + AGENTS

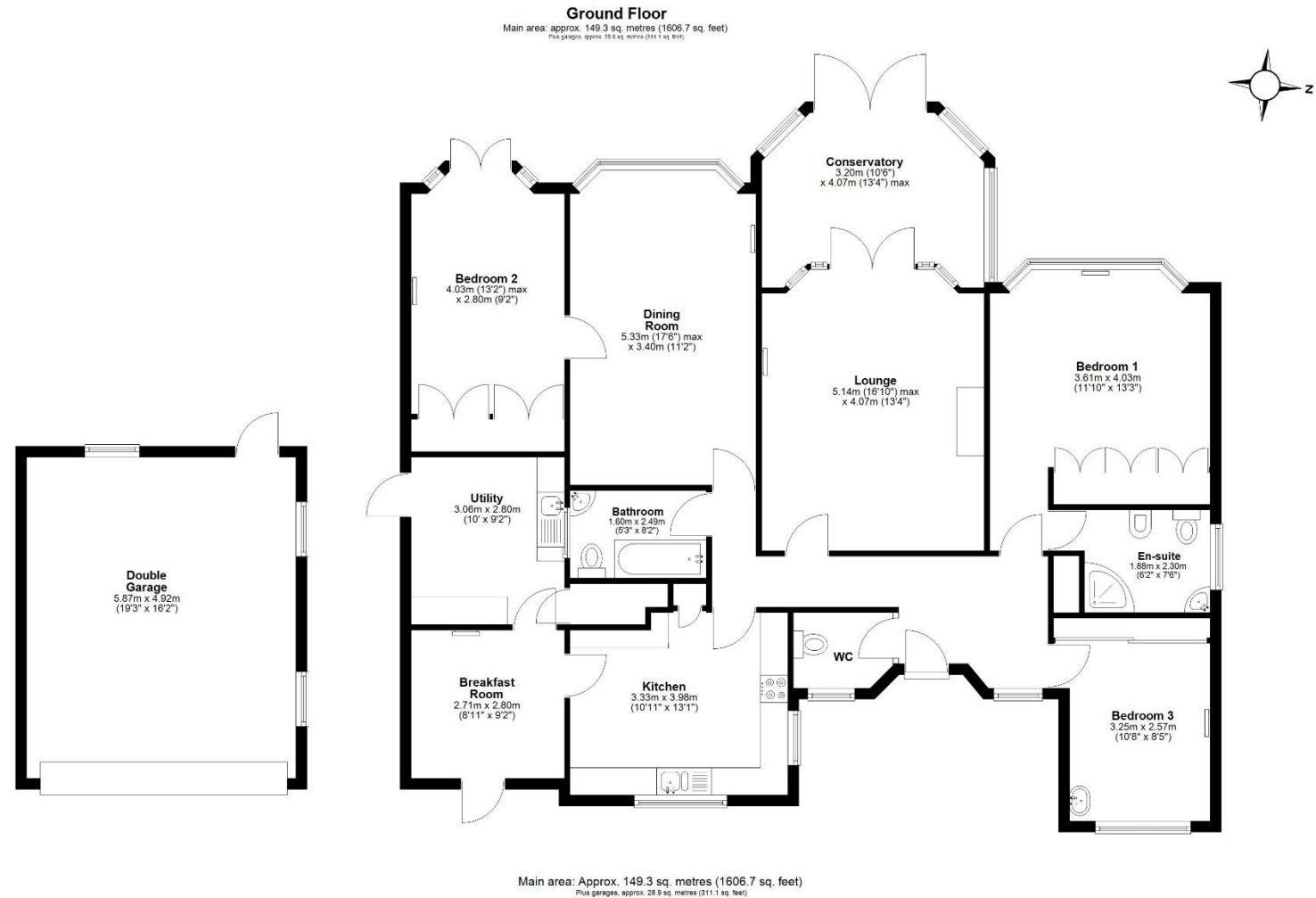
The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk

www.pleete.co.uk

P796



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.