

Kiln Way, Grayshott, Surrey, GU26 6JF

Price Guide £870,000 Freehold

CLARKE C·G GAMMON 1919

ROWAN-BENSON COTTAGE KILN WAY HINDHEAD SURREY GU26 6JF

- Spacious and beautifully presented detached bungalow
- Versatile and adaptable accommodation.
- Main bedroom with en suite shower room
- Two/three further bedrooms
- open plan living/family room/conservatory
- Kitchen/breakfast room & utility room
- Study area & family bath/shower room
- Level quarter acre plot
- Garage and adjoining workshop
- Quite no through lane location





An immaculately presented and deceptively spacious three/four bedroom detached bungalow situated in a quiet no through village lane in attractive and well maintained gardens.

THE PROPERTY

This well presented and spacious bungalow, has adaptable and versatile accommodation and is located in this quiet, no through lane on the picturesque semi rural fringes of the popular village of Grayshott. The bungalow is set back from the lane with delightful and well cared for wrap around gardens including lawns, paved terraces, quiet corners and a detached garage and adjoining workshop. With a lovely view over the front garden is the L shaped open plan Living/family room/conservatory with the living area having a fireplace and wood burner. The central hallway then gives direct access to all of the other principle rooms which include the well fitted kitchen, main bedroom with an en suite shower room, dining room/bedroom four, bedrooms two and three, the family bath/shower room and utility room. The large bedroom two has a Daikin air conditioning unit and there is additional access to the side and rear garden areas off the kitchen and utility room making, with ramped wheelchair access into the kitchen.











THE GROUNDS

With a plot of a quarter of an acre, the property has wonderful and well cared for gardens to the front, side and back along with a generous driveway, leading to the side carport and garage/workshop to the rear. The gardens are level and feature well maintained lawns, a pretty side terrace with feature apple tree and bbq area. established hedges give plenty of screening privacy all round.

SITUATION

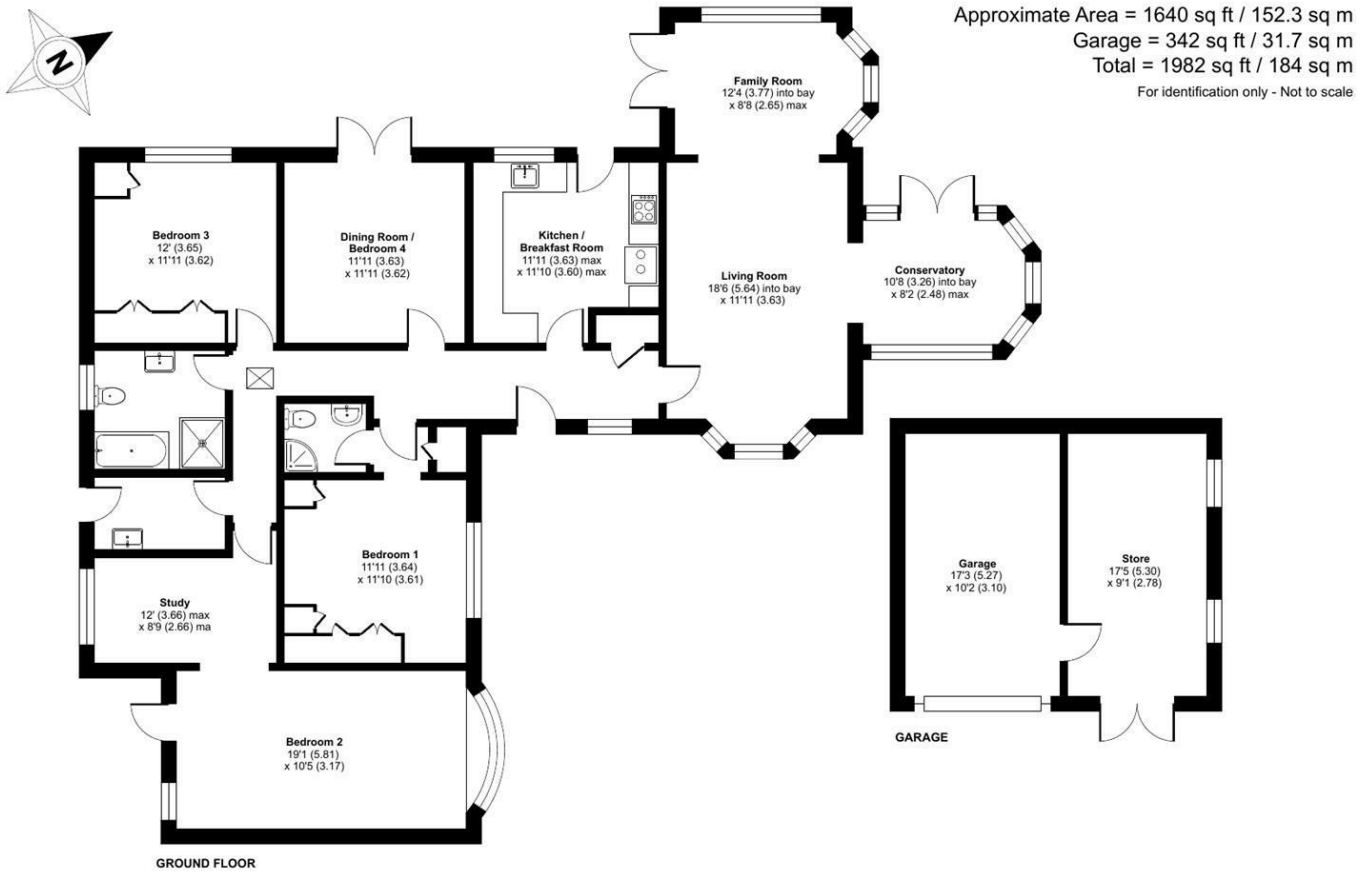
Grayshott is a thriving, award winning village situated on the Surrey / Hampshire border surrounded by National Trust owned commons and woodland including the Devil's Punchbowl, Waggoners Wells and Ludshott Common. The village offers a range of individual shops and amenities including Post Office, pub, social club, restaurants, cafes & takeaways, Co-Op and Sainsburys, butcher, greengrocer, ironmonger, chemist, doctors, dentists and sports field with pavilion and tennis club. There is a village school and several private schools and preschools in the area.

- Grayshott village centre - 1.6 miles
- A3 access at Hindhead (Hazel Grove Interchange) - 2.3 miles
- Haslemere main line station - 5.3 miles
- Haslemere High Street - 5.8 miles
- Farnham - 9 miles
- Guildford - 16 miles

All distances are approximate

Kiln Way, Grayshott, Hindhead, GU26

Approximate Area = 1640 sq ft / 152.3 sq m
Garage = 342 sq ft / 31.7 sq m
Total = 1982 sq ft / 184 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). ©nichecom 2026. Produced for Clarke Gammon. REF: 1449604

LOCAL AUTHORITY

East Hants District Council

COUNCIL TAX

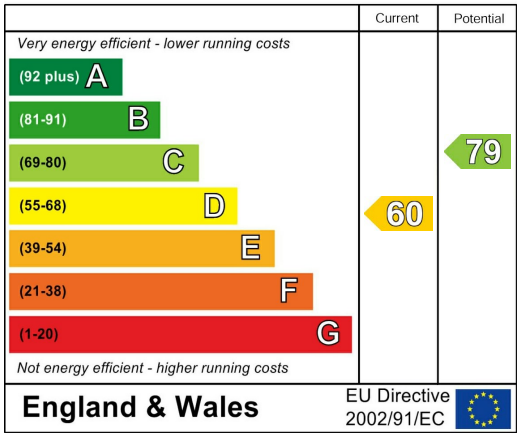
Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating

12th October 2026

Energy Efficiency Rating



CG HASLEMERE OFFICE

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DIRECTIONS

From the A3 take the turning to the A333 Hindhead and Grayshott and follow the signs until reaching the roundabout just before the BP Petrol Station. Take the first exit signed Grayshott B3002. Continue through the village onto the Headley Road where Kiln Way will be found on the right hand side, passed the turning into Hammer Lane.

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.