

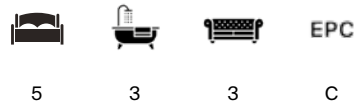


SILVERWOOD, THE MOORINGS, GRAYSHOTT, SURREY



OCCUPYING A HIGHLY DESIRABLE POSITION WITHIN GRAYSHOTT

An outstanding detached family home that has been significantly extended and extensively improved by the current owners, creating a beautifully presented and contemporary home.



Local Authority: Waverley Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.



THE PROPERTY

This outstanding detached family home has been significantly extended and extensively improved by the current owners, creating a beautifully presented and contemporary home offering bright, spacious accommodation throughout.

A particular feature of the property is the superb Leicht fitted kitchen which features a gas Aga, Quooker tap, Insinkerator, a built-in coffee machine and built in appliances. The open plan kitchen/breakfast room forms the heart of the home and enjoys bi-fold doors opening onto the terrace, seamlessly connecting the indoor and outdoor living spaces. The impressive vaulted dining/family room benefits from underfloor heating and provides a wonderful area for entertaining and family gatherings, whilst the separate living room offers a comfortable and relaxing retreat.





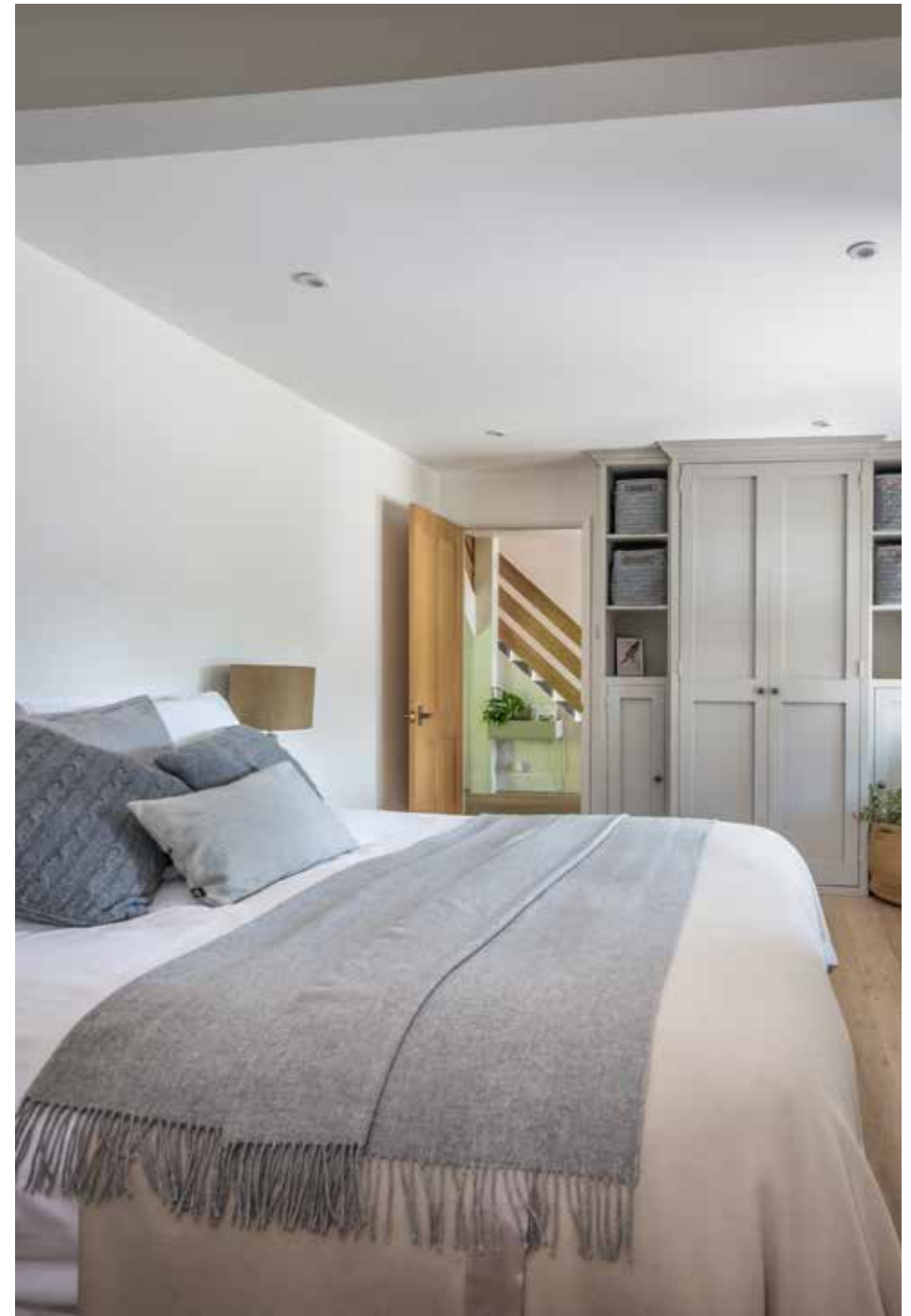




THE PROPERTY CONTINUED

The ground floor further benefits from a versatile bedroom and en suite bathroom with air conditioning, ideal for guests or multi-generational living, together with a study, also with air conditioning and underfloor heating, a utility room with bespoke cabinetry, built-in dishwasher and underfloor heating, a cloakroom and an integral garage.

On the first floor, the principal bedroom features fitted wardrobes and an en-suite bathroom, and benefits from air conditioning. There are three further well-proportioned bedrooms, all served by a modern family bathroom.

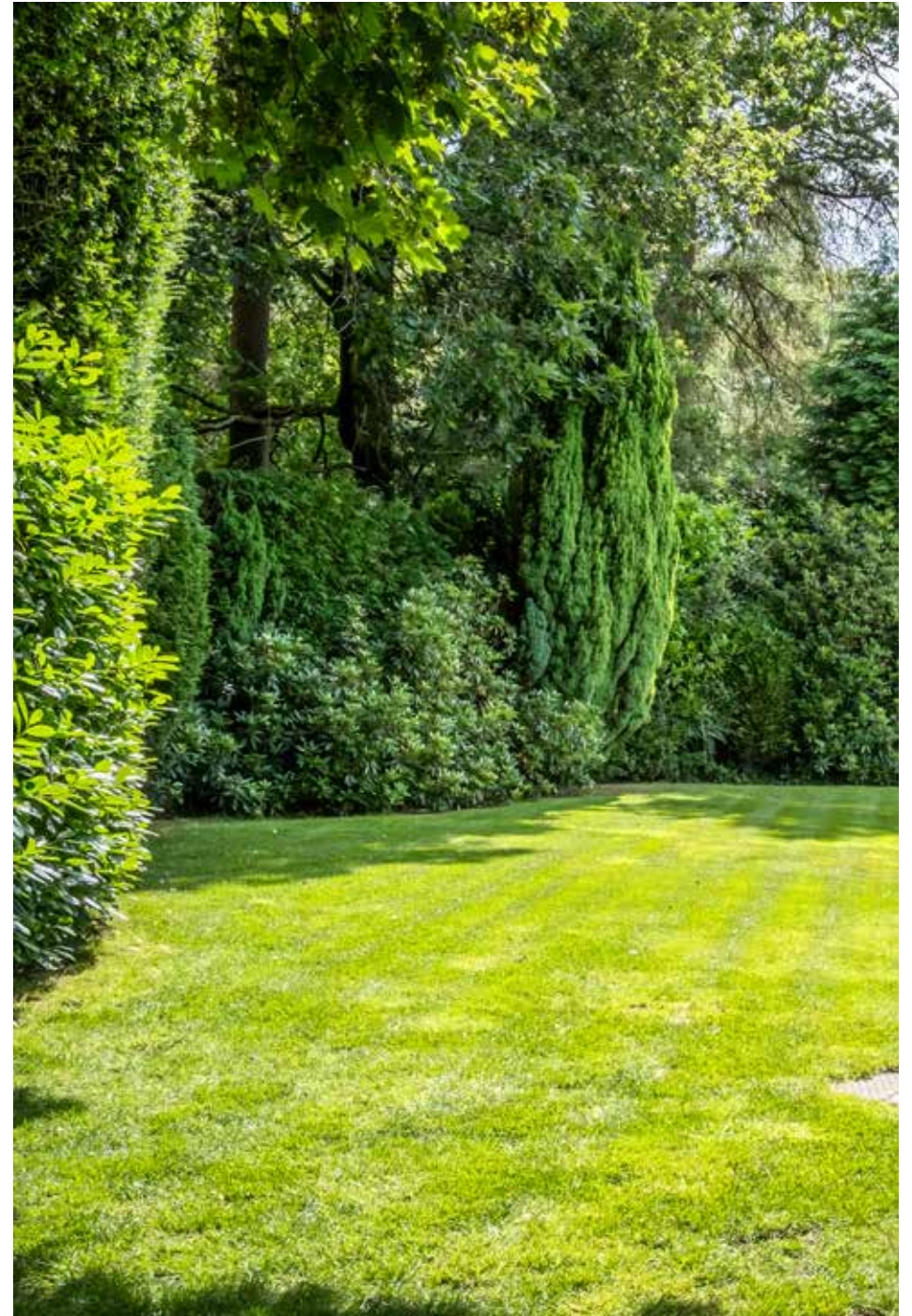






GARDENS AND GROUNDS

Outside, the property enjoys attractive wrap-around gardens, providing excellent space for families, entertaining and outdoor enjoyment. The terrace, accessed directly from the open plan kitchen/breakfast room, is perfectly positioned for al fresco dining and summer entertaining.







LOCATION

Grayshott is a highly regarded village on the Surrey/Hampshire border, and is particularly popular with families, benefiting from a well-regarded primary school and convenient access to a number of highly regarded independent schools, including Amesbury School in Hindhead, Highfield and Brookham School in Liphook, Churcher's College in Petersfield, Prior's Field in Godalming and King Edward's School in Witley.

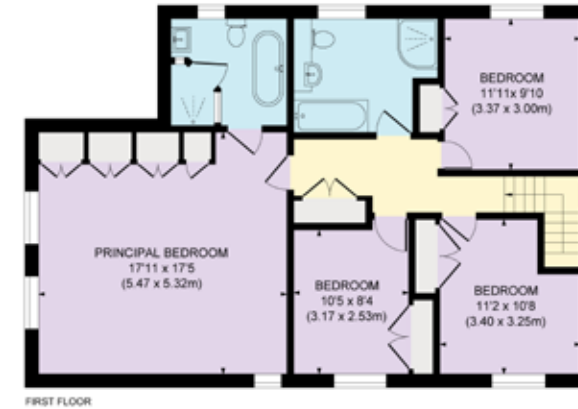
For commuters, the nearby town of Haslemere is approximately four miles away and offers a mainline railway station with regular services to London Waterloo in around one hour, together with a wider range of shopping, leisure and educational facilities. The A3 is also easily accessible, providing convenient road links to London, Guildford and the South Coast.





Approximate Gross Internal Area

Main House 2,883 sq. ft / 267.84 sq. m
Garage 320 sq. ft / 29.71 sq. m
Total 3,203 sq. ft / 297.55 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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