



Oakhurst, Grayshott  
Hindhead, Surrey, GU26



*Beyond your expectations*



# Excellent family house within about 300 yards of village centre

Five Bedrooms | Three Bath/Shower Rooms (2 En Suite) | Superb Second Floor Games/Leisure Room | Reception Hall | Cloakroom | Sitting Room | Dining Room | Study | Fitted Kitchen/Breakfast Room | Family Room | Utility Room | Double Garage | Well Enclosed Garden.

Guide Price £850,000 Freehold

### Description

A detached family house of excellent proportions extending to over 3100 sq.ft, presented with Selborne red brick elevations with matching tile hanging in Victorian style under a tiled roof. The accommodation is arranged over three floors includes a superb second floor games/leisure room which could be adapted to two further bedrooms if required subject to planning. Further features include a refitted kitchen with granite work surfaces, light oak fronted units and built-in appliances together with replacement double glazing. An internal inspection is highly recommended to fully appreciate the versatile accommodation.

### Outside

**INTEGRAL DOUBLE GARAGE:** with light and power connected, double glazed bay window, access to the side garden, the main hallway and twin up-and-over garage doors. This could easily be converted to a spacious annexe, subject to the usual planning permissions. **Outside Lighting.** Water Tap. **GARDEN:** The property is approached by a 5-bar gate with tarmac drive providing parking for several vehicles. The garden wraps all the way around the house and provides a number of different areas and uses. To the front there is an area of lawn with a mature cherry tree well enclosed with mature laurel hedging. There is a side garden which is used as a football practice area and another side garden laid out as a woodland dell with flower beds and further large cherry tree. The rear garden has a deep and wide paved sun terrace enclosed

with low brick walling and inset plant bed, which is planted with a variety of ferns, grasses and shrubs. Beyond the terrace is an area of lawn bordered by several mature trees and shrubs, and a large play area, currently accommodating a 12' trampoline screened from the house by a living willow fence. The entire garden is secure for small children and dogs, being well enclosed with close boarded fencing.

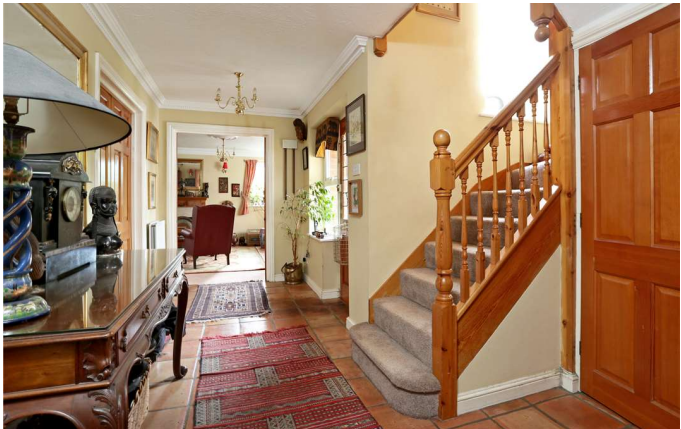
### Location

Occupying a corner position in a small close, very conveniently located within about 300 yards of Grayshott village with its excellent range of shops. There is a very good choice of both state and private schools in the vicinity. More comprehensive facilities are available in the town of Haslemere within about 3 miles, including a station on the Waterloo/Portsmouth main line. The A3 is within 1 mile, providing access to London via the Hindhead Tunnel and the south coast. There are many acres of fine countryside close at hand, much under the ownership of the National Trust, including the well known beauty spots of Waggoners Wells and Ludshott Common.

### Additional Information

**SERVICES:** All Mains Services. Gas Fired Central Heating. Double Glazing.  
**LOCAL AUTHORITY:** East Hampshire District Council.  
Tel: 01730 266551

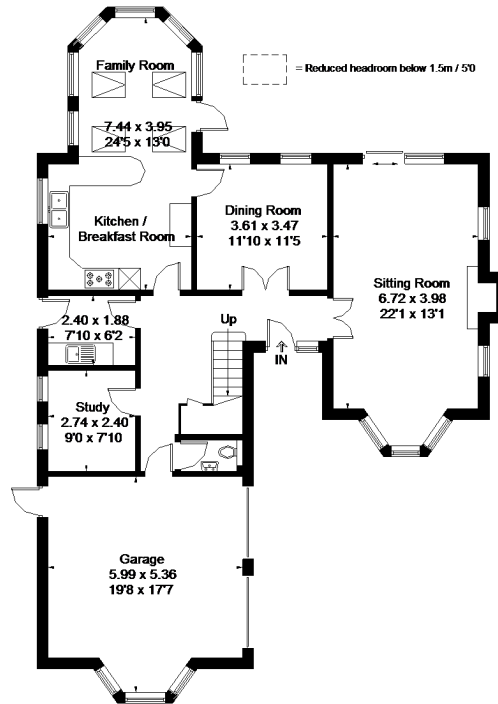
**Hamptons International**  
10 The Square, Liphook, Hampshire, GU30 7AH  
Sales. 01428 722031  
liphook@hamptons-int.com  
[www.hamptons.co.uk](http://www.hamptons.co.uk)



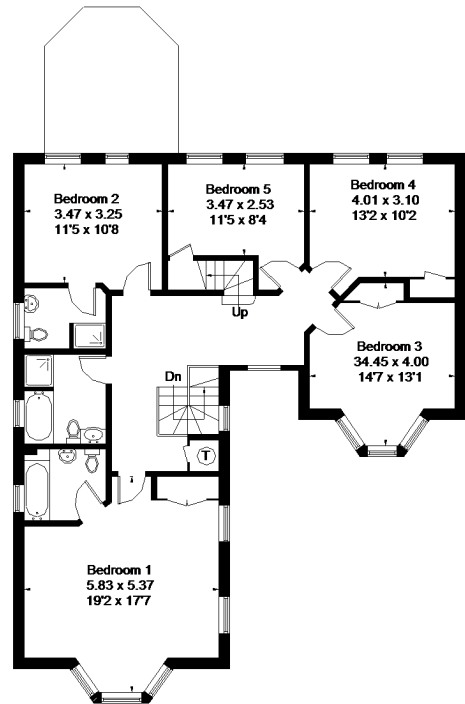
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

# Oakhurst, Grayshott, Hindhead

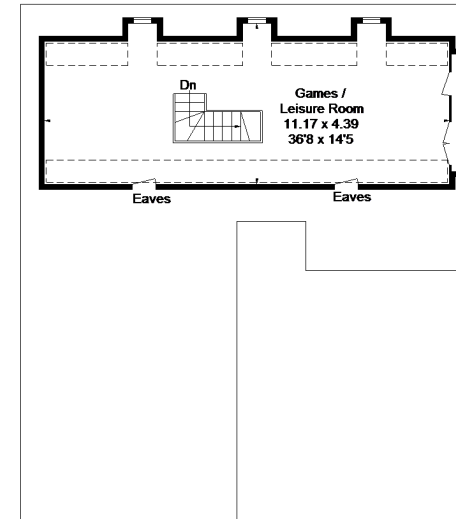
Approximate Gross Internal Area = 289.8 sq m / 3119 sq ft  
(Including Garage)



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 157345

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

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



