



The Quotient

Churt Road, Hindhead, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A detached Arts & Crafts style three-bedroom period home close to local amenities and National Trust land.

A beautifully presented period home, believed to date from the 1920's and the design influenced by the renowned architect, Blunden Shadbolt, with original character features and attractive details. Set in sought-after Beacon Hill, surrounded by National Trust Forest and parkland, yet within easy reach of Haslemere and local transport connections.



3 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



GARAGE, OFF STREET PARKING



GARDEN



FREEHOLD



VILLAGE



1,421, SQ FT



GUIDE PRICE £650,000



The property

The Quotient is a fine three-bedroom character property, set in the popular Beacon Hill area of Hindhead. The property features highly attractive exposed, Neo-Tudor timber framing and red brick detailing, projecting first-floor elevations, leaded windows and, internally, further exposed timber and character features.

The ground floor has three comfortable and flexible reception rooms, providing space in which to relax or entertain. The generous sitting room has windows to the front and rear, as well as south-facing French doors welcoming plenty of natural light and opening to the garden. The fireplace boasts an ornate carved wooden surround, fitted with a log burner to create a warm and cosy environment. The dual aspect dining room has an attractive wall of exposed brick and timber framing, whilst the sunny conservatory, with its tall panoramic windows and French doors opening to the garden, provides additional living space.

The well-equipped kitchen has modern white units, wooden worktops and integrated appliances, including a double oven and an induction hob. The boiler cupboard provides further useful storage space.

Upstairs there are three well-presented bedrooms with clean, neutral styling. These include the dual aspect principal bedroom, which has built-in wardrobes and access to eaves storage. The first floor also has a separate cloakroom and a family bathroom with a corner bathtub, fitted with a shower attachment.



Outside

On Churt Road, the main entrance is shared between The Quotient and the adjoining Beacon House, with the leafy driveway leading to the property's own private entrance, opening to a parking area in front of the house, while a secondary entrance at the rear provides additional parking space. The front gardens are south-facing and include a paved terrace, perfect for outside entertaining, and mainly laid to lawn and bordered by established hedgerow, providing privacy. Steps lead towards the rear with a further, smaller, area of lawn and a garage and garden store providing workshop and storage space.

Location

The property is located in the Beacon Hill area of Hindhead, a convenient location close to the local amenities of neighbouring villages and communities yet surrounded by stunning countryside of a national nature reserve. Hindhead is an attractive village, which has the distinction of being the highest in Surrey, and it boasts magnificent views of the surrounding countryside, including the nearby beauty spot, the Devil's Punch Bowl. The village itself has plenty of local amenities, while nearby Grayshott also offers a further choice of pubs, restaurants, shops and small supermarkets. For leisure, Hindhead Golf Club is close at hand, while the area is excellent for schooling options, with a choice of state and independent schools. Transport links to and from the area are superb, with the A3 just two miles away and mainline rail services available in Haslemere (55 minutes to London Waterloo).



Distances

- Grayshott 2.2 miles
- Haslemere 4.5 miles
- Farnham 7 miles

Nearby Stations

- Haslemere 4.3 miles

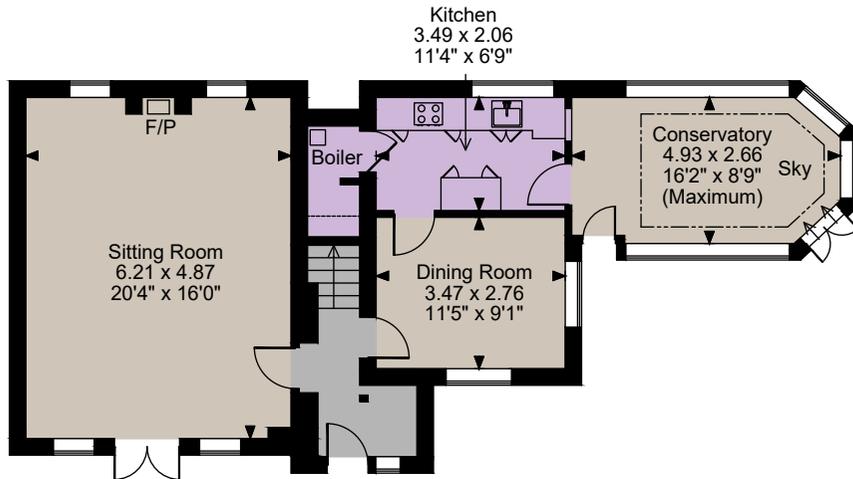
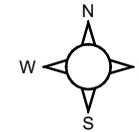
Key Locations

- Hindhead Commons & Devil's Punch Bowl
- South Downs National Park

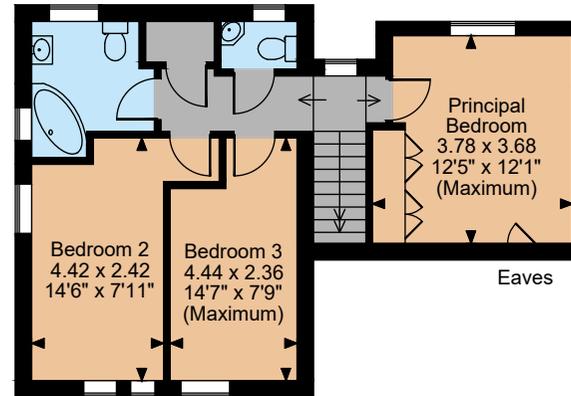
Nearby Schools

- St Bartholomew's Primary
- Woolmer Hill
- Shottermill Infants
- St Ives
- St Edmunds

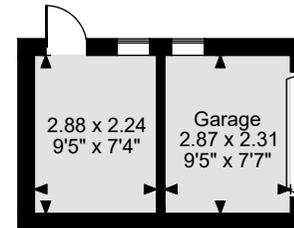




Ground Floor



First Floor



Garden Store

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

House internal area 1,275 sq ft (118 sq m)
 Garden Store/Garage internal area 146 sq ft (14 sq m)
 Total internal area 1,421 sq ft (132 sq m)
 For identification purposes only.

Directions

GU26 6PE

what3words: ///scribbled.positives.cocoons - first house on the left, for extra parking at the rear, take the second left.

General

Local Authority: Waverley Borough Council

Services: Mains water, electricity, drainage and gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

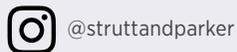
Haslemere

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