



Parkgate, Grayswood Road, Grayswood, Haslemere,
Surrey

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Parkgate

Grayswood Road, Grayswood, Surrey

GU27 2DE

An attractive detached family home with a delightful garden, located in a tucked away position in the popular village of Grayswood

Haslemere town centre 1.3 miles, Haslemere mainline station 1.9 miles (London Waterloo 53 minutes), Guildford 12.5 miles, London 43 miles

Entrance hall | Sitting room | Family room
Dining room | Kitchen/breakfast room
Cloakroom | Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom | Garage | Shed | Summer house
Garden | EPC rating D

The property

This well-presented detached family home offers more than 2,300 sq ft of light, versatile and flexible accommodation, arranged over two floors, and is on the market for the first time; having been purchased off-plan by the current owners.

From the welcoming reception hall, with turned staircase, the accommodation has a natural flow. The main reception room is the triple aspect family room, which measures 25ft and opens onto the garden via sliding glass doors. The dual aspect sitting room has a fireplace and bay window overlooking the front garden, while the dining room provides space for family meals and entertaining.

At the rear, the kitchen/breakfast room features fitted Miele units to base and wall level, an integrated Miele hob and double oven by Neff, space for all the necessary appliances and a hatch connecting to the dining room.

Upstairs is the principal bedroom with en suite shower room, two further double bedrooms and a smaller fourth bedroom which is currently used as a study. The first floor also has the family bathroom with its over-bath shower.

Outside

Approached by a private drive, through a wooden 5-bar gate, the block-paved driveway provides plenty of parking space and access to the integrated double garage for further parking, storage space and useful utility area. The wrap-around garden is primarily to the front, with a sunny west-facing aspect. It includes pristine lawns and well-maintained hedgerows, as well as several fruit trees, and flower and shrub borders providing colour and variety. There is also a greenhouse, shed and a delightful summer house with a timber deck.

Location

The property is set in a secluded location in the village of Grayswood, just over a mile from Haslemere town centre and within easy reach of the local amenities and mainline station. Grayswood offers a variety of facilities, including The Wheatsheaf Inn, a village hall, a nursery and a primary school, while Haslemere provides a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities and a mainline station with fast trains reaching London Waterloo in approximately 53 minutes.

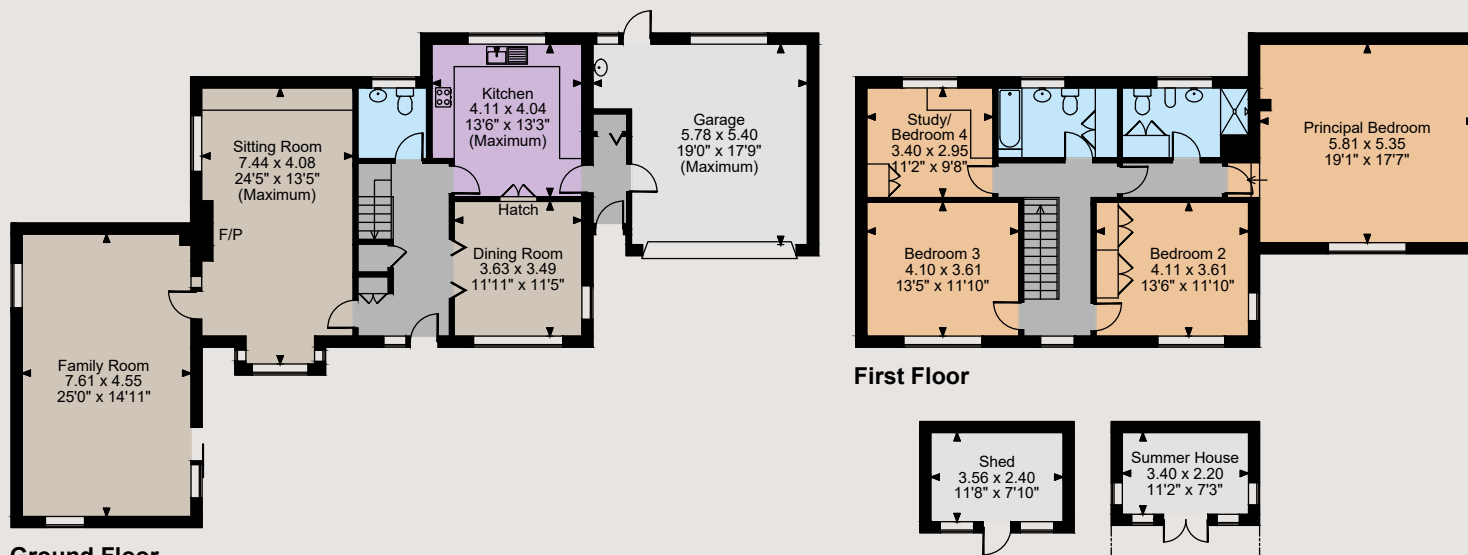
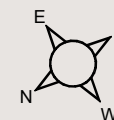
The A3 London to Portsmouth Road is about five miles distant providing access to Guildford, London, Heathrow, Gatwick, the M25, and south to the coast. The area also offers a wide range of independent schools including St. Ives, The Royal, Amesbury, St. Edmund's and Barrow Hills as well as excellent schools in the state sector.





Floorplans

House internal area 2,306 sq ft (214 sq m)
Garage internal area 295 sq ft (27 sq m)
Summer House/Shed internal area 173 sq ft (16 sq m)
Total internal area 2,774 sq ft (258 sq m)
For identification purposes only.



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

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Directions

From Strutt & Parker's Haslemere office, travel north on the High Street and after 1.3 miles, turn left onto Grayswood Copse (opposite Grayswood cars). Keep right to remain on Grayswood Copse and you will arrive at the property.

General

Local Authority: Waverley Borough Council

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

Private drainage which does not conform to current regulations, however, the vendors have taken steps to rectify this.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,225,000

Haslemere

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