



Good Haven, Grove Road, Hindhead, Surrey

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Good Haven Grove Road, Hindhead, Surrey GU26 6QP

A modern 5-bedroom family home in a private setting yet within easy reach of amenities.

Hindhead 1.7 miles, Haslemere railway station 4.4 miles (London Waterloo 52 minutes), Haslemere 4.7 miles, London Heathrow Airport 33 miles, Central London 51 miles

Reception hall | Sitting room | Dining room  
Kitchen/breakfast room | Utility | Cloakroom  
Principal bedroom with en suite bathroom  
3 Further bedrooms, 1 en suite | Bed 5/study  
Family bathroom | Double garage | 2 Sheds  
Garden | EPC rating D

## The property

With red-brick elevations and distinctive arched feature windows, Good Haven offers modern architecture and interiors which provide spacious, free-flowing, light-filled rooms arranged over three floors. The generous reception hall gives access to the triple aspect sitting room; offering a relaxed environment, centred around a brick and timber fireplace, with French doors providing a seamless connection to the garden. Hosting family and friends is perfectly accommodated in the adjacent formal dining room. Fitted with modern cabinetry, topped with stone work surfaces, the bright kitchen has ample space for a breakfast table and offers a link to the outside via French doors. The utility room offers additional storage and space for domestic appliances.

A turned staircase leads to the first floor, with four double bedrooms and a family bathroom. The principal and second bedroom enjoy the benefits of fitted wardrobe storage and access

to en suite facilities. An additional stairway gives access from the reception hall to the room above the garage, which provides options for use as a further bedroom, or perhaps a home office.

## Outside

The property is set back from the road down a long hedge-lined driveway leading to a brick-paved hard standing, providing ample parking in addition to the double garage, with flower and shrub borders and an area of lawn extending round to the side and rear. The rear garden offers an outdoor haven, being mainly laid to lawn with mature shrubs and trees providing dappled shade and a sense of seclusion. A paved terrace spans the back of the house and extends around to the side offering areas to sit, dine and relax whilst taking advantage of the south-easterly, or north-easterly aspects. To the far boundary there is a screened "natural" area of the garden providing an excellent 'den' setting for children and a magnet to birds, insects and woodland wildlife. A gate in the corner of the garden gives direct access to the recreation and sports field and it's a short walk to the Beacon Hill shops..

## Location

The property is situated in the village of Beacon Hill on the northern fringes of Hindhead with a good range of local amenities including a convenience store, independent shops, eateries, a dental surgery, a pharmacy, a well-regarded primary school and, for golf-enthusiasts, easy access to Hindhead Golf Club. Nearby Hindhead offers a thriving local community and a wider range of shopping, services and leisure amenities, whilst also being surrounded by acres of protected countryside owned by the National Trust including the Devil's Punchbowl, a designated Area of Outstanding Natural Beauty. Schooling in the vicinity includes St. Edmund's, Amesbury, The Royal, Highfield and Brookham, More House, Frensham Heights, Edgeborough, Barrow Hills and King Edward's School.

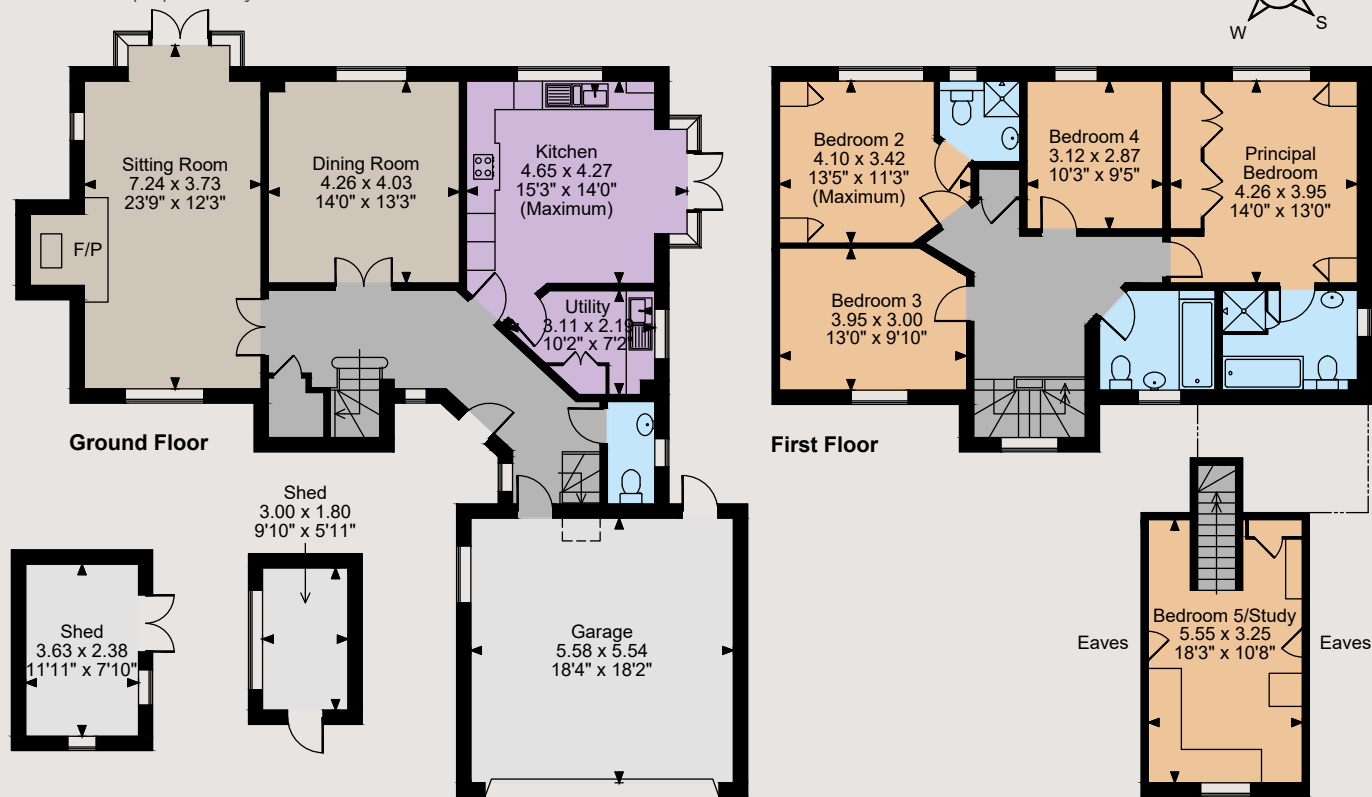
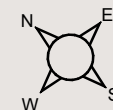








Floorplans  
House internal area 2,432 sq ft (225.9 sq m)  
For identification purposes only.



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

□ □ □ Denotes restricted head height

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## Directions

From Strutt & Parker's Haslemere office, head south on High Street (A286), continue onto Lower Street (B2131) then after 1.2 miles join Hindhead Road/A287. Stay on the A287 for approximately 3.3 miles, turn right onto Beacon Hill Road, then turn left onto Hill Road. Take the 2nd left onto Grove Road and after 320 metres the private lane to access the property will be found on the left-hand side.

## General

**Local Authority:** Waverley Borough Council

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

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,195,000

## Haslemere

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