



Holly Cottage, Hammer Lane, Grayshott, Hindhead,
Surrey

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Holly Cottage Hammer Lane, Grayshott, Hindhead, Surrey GU26 6JD

A delightful family home with beautiful gardens and far reaching views over Whitmore Vale, in a peaceful location near Grayshott

A3 3.4 miles, Haslemere town and mainline station 6.5 miles (55 minutes to London Waterloo), Farnham town and station 6.5 miles (54 minutes to London Waterloo), Heathrow Airport 33 miles, Central London 45 miles.

Drawing room | Study | Dining room | Kitchen/ breakfast room | Utility | Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms, 1 en suite | Garden room | Stable and workshop | Double garage | Garden | About 0.85 acres | EPC rating F

The property

This splendid property offers over 1,800 sq. ft of attractive accommodation arranged mostly across a single level. The property features various character details including exposed timber beams and stone-built fireplaces.

The main reception room is the drawing room at the front, with its part-vaulted ceiling and dual aspect, including a door opening onto the garden. There is also a 22ft dining room with an open fireplace and a study, which could be used as a bedroom if required. The well-equipped kitchen has fitted units to base and wall level, as well as integrated appliances, while the utility provides further space for appliances and home storage.

There are two double bedrooms on the ground level, the principal has built-in wardrobes and en suite shower room with underfloor heating and the second bedroom benefitting from a walk in wardrobe and en suite bathroom. There is a further double bedroom on the first floor.

Outside

The property is set in a delightful garden, which includes rolling, split-level lawns, peaceful meadows and shady wooded areas with various mature trees, established shrubs and well-stocked border beds. There are paved pathways and terracing for al fresco dining, and views across the beautiful surrounding countryside and woodland. Outbuildings include a stable and workshop with a garden room, which has bi-fold doors opening onto a patio area. There is also a vegetable garden with raised beds and a greenhouse. Parking is available on the gravel driveway, and in the detached double garage.

Location

The nearby village of Churt has a number of local amenities - a village shop and newsagent, church, village hall, highly-regarded infant school and cricket ground. Farnham, Haslemere and Grayshott offer a broader range of shopping, recreational and educational facilities and are surrounded by stunning countryside, including the National Trust sites of Ludshott Common and the Devil's Punch Bowl. Guildford and Winchester are also close by and the south coast is under an hour away.

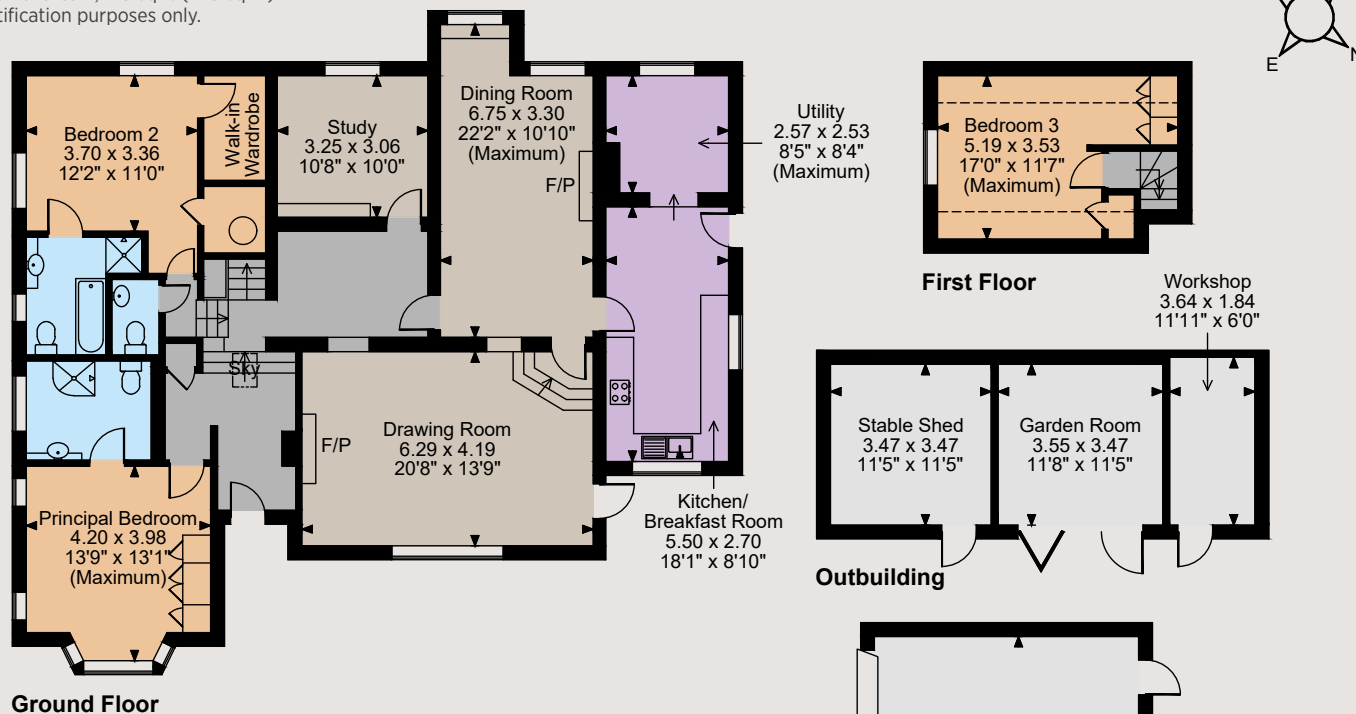
The area is excellent for schooling options, with several independent schools, including St. Edmund's, Amesbury and The Royal School. Transport links to and from the area are superb, with the A3 just three miles away and mainline rail services available in Haslemere and Farnham.





Floorplans

House internal area 1,819 sq ft (169 sq m)
Garage internal area 306 sq ft (28 sq m)
Outbuilding internal area 345 sq ft (32 sq m)
Total internal area 2,470 sq ft (229 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 the A3 southbound take the first exit after the Hindhead tunnel (A333 exit toward Hindhead/Grayshott/Haslemere) at the roundabouts take the 4th exit then 2nd joining Portsmouth Road. Take the first right onto Crossways Road into Grayshott, then left onto the B3002 Headley Road. Continue for 1.1 miles then turn right into Hammer Lane, after 1.2 miles the property is found on the right.

General

Local Authority: East Hampshire District
Services: Mains water and electricity. Oil fired central heating. Private drainage, which we believe complies with the relevant regulations.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,095,000

Haslemere

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