

Hunters, Grayshott, Surrey



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& Parker

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5,546 sq ft (515 sq m) | Freehold
5 reception rooms | 5 bedrooms
3 bathrooms | Pool house

Guide price £3,500,000



An imposing period family home of over 4,600 sq ft, combining traditional character with refined modern styling, set within spectacular landscaped grounds of approximately 12 acres, in the sought-after Surrey village of Grayshott.

The property

Hunters is a substantial period family home offering well-proportioned and elegantly appointed accommodation arranged over two floors. Combining historic charm with contemporary comfort, the property features attractive stone elevations with tile-hanging, complemented by refined interior finishes and period details including exposed timber beams and a number of impressive fireplaces.

The ground floor is centred around a grand reception hall, which provides a welcoming introduction to the house and flows into the principal reception rooms. The formal drawing room enjoys a large bay window with views over the gardens, while the heart of the home is the generous kitchen and breakfast room, fitted with a classic Aga and bespoke cabinetry, making it well suited to both family life and entertaining. Adjacent is a comfortable sitting room featuring a substantial brick-built inglenook fireplace with log burner. A separate study, dual-aspect family room and wine cellar further enhance the versatility of the ground floor accommodation.

On the first floor, the property offers five well-proportioned bedrooms. The principal suite is a particular feature, with ample built-in wardrobes and a luxurious en suite bathroom. The four additional bedrooms are served by two well-appointed family bathrooms. In addition, there is a games room, providing valuable further space for recreation, work or creative use.

Outside

The house is approached via a sweeping gravel driveway providing ample parking and access to the integrated double garage, and is set within landscaped grounds. The gardens are thoughtfully arranged into distinct areas for outdoor living and entertaining, including a paved stone terrace, sheltered by a striking living canopy of pleached trees. A key feature is the heated outdoor swimming pool, complemented by a contemporary pool house offering open-plan reception space with bi-fold doors, with a kitchen, shower room and plant room.







Location

The property is situated on Headley Road in the sought-after village of Grayshott, on the Surrey/Hampshire border and surrounded by beautiful countryside, including the nearby National Trust landscapes of Ludshott Common and the Devil's Punch Bowl. Grayshott offers a strong sense of community with a range of day-to-day amenities, including independent shops, cafés, restaurants, a village pub and a small supermarket, while the neighbouring village of Hindhead provides further local facilities.

The popular market town of Haslemere lies approximately five miles away and offers a wider selection of shops, restaurants, cafés and larger supermarkets, along with a mainline station providing direct services to London Waterloo. The surrounding area is well regarded for schooling, with a number of highly respected independent schools including St Edmund's School, Amesbury School and Highfield & Brookham, together with a selection of well-regarded state schools in the wider catchment.

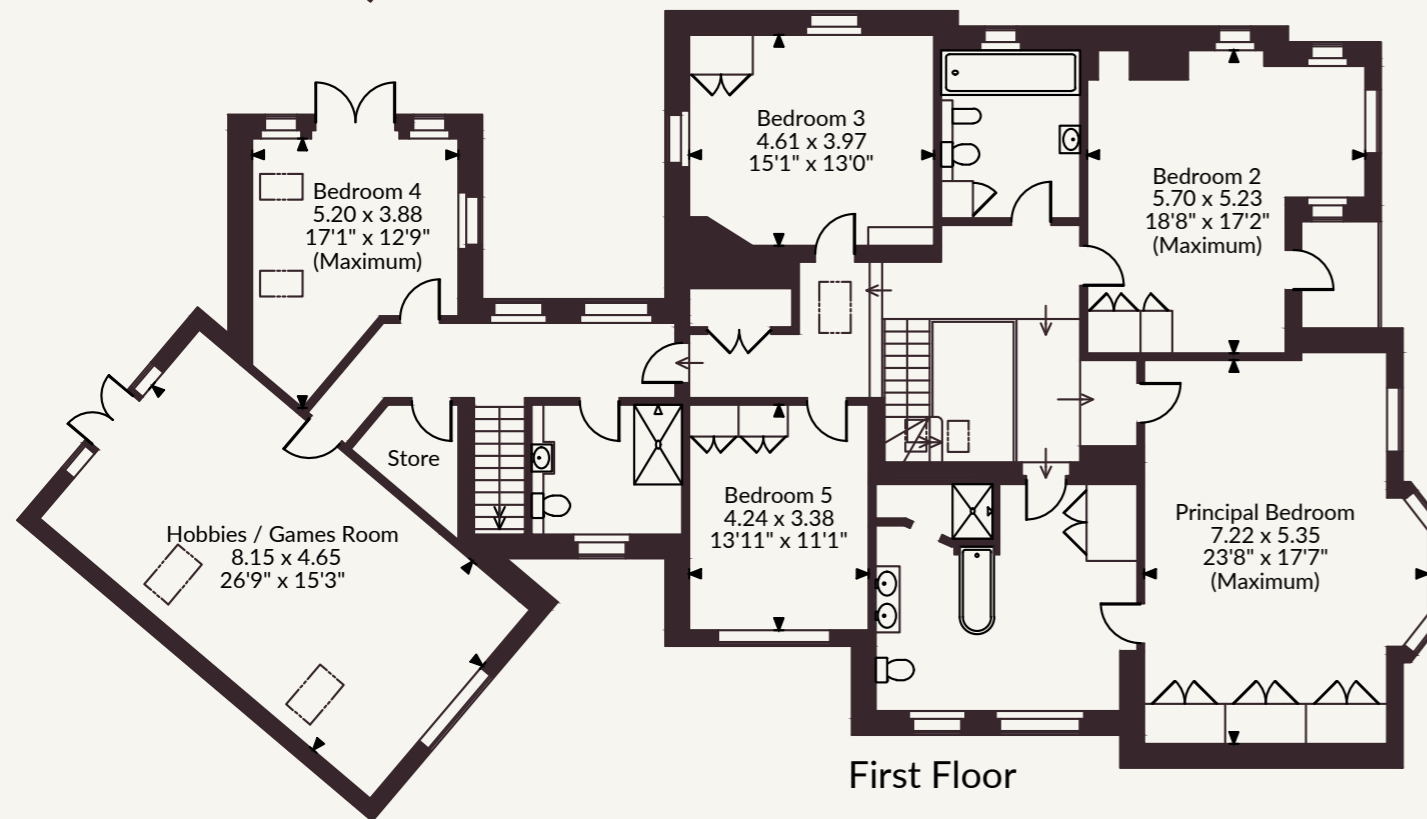
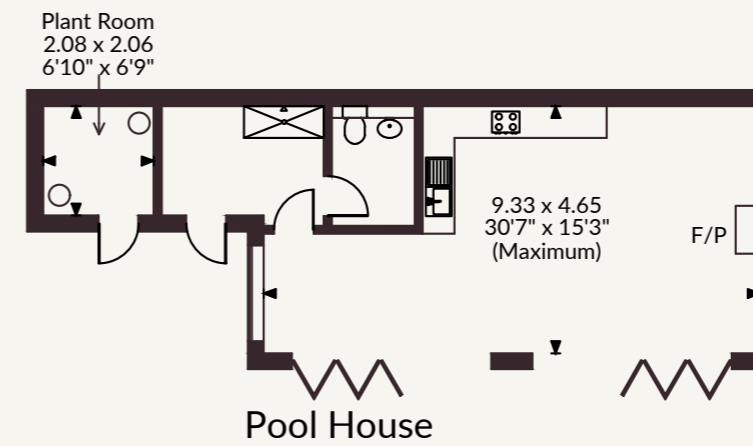
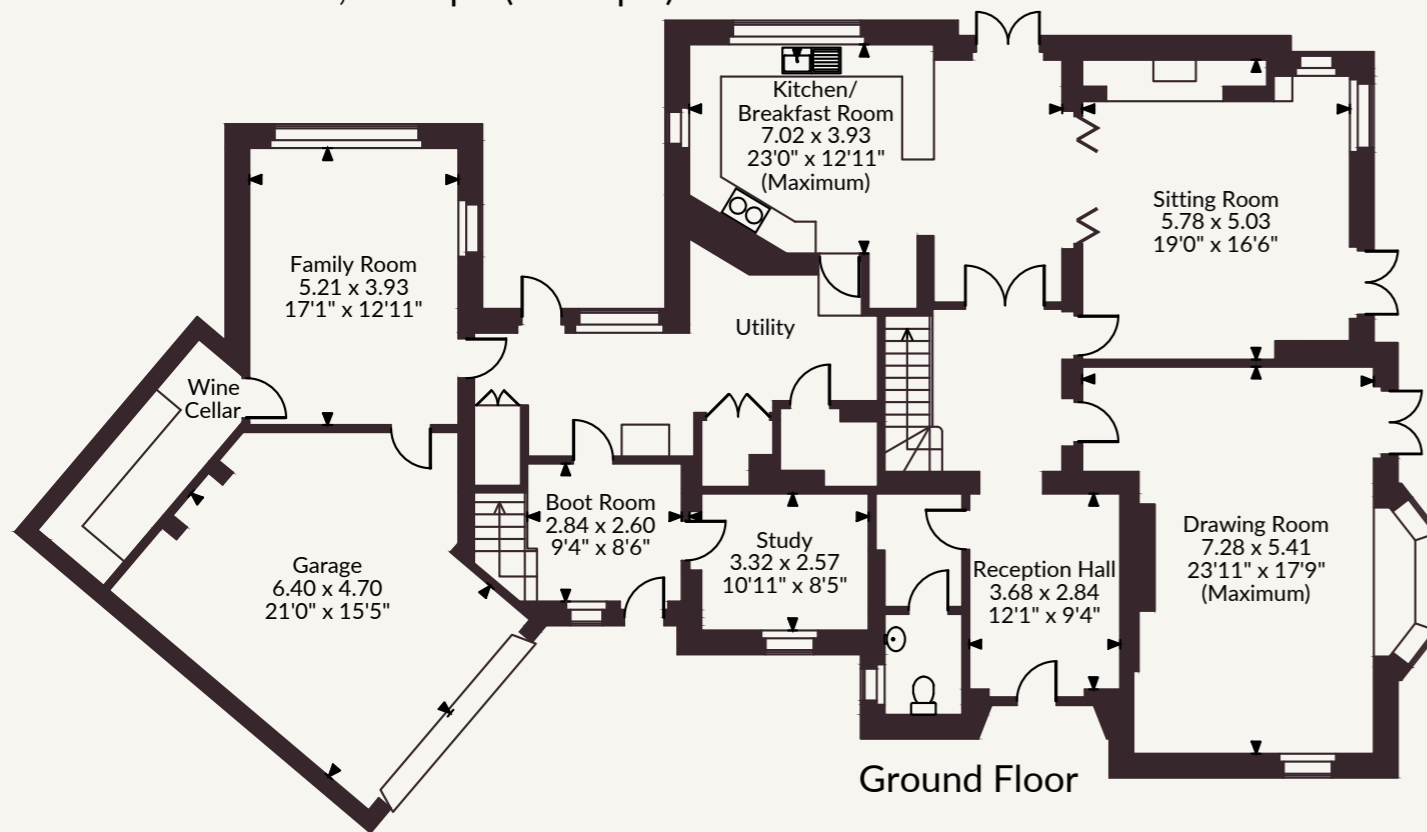
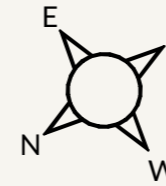
The area is well connected, with the A3 providing excellent road access to London, the south coast and the wider motorway network, while nearby rail services from Haslemere offer convenient links to London and the South East.

Postcode region: GU26

General

Local Authority: East Hampshire
Services: Mains water, electricity and gas central heating. Private drainage which we believe complies with the current regulations.
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Hunters Headley Road, Grayshott, Surrey
 Main House internal area 4,631 sq ft (430 sq m)
 Garage internal area 356 sq ft (33 sq m)
 Pool House internal area 559 sq ft (52 sq m)
 Total internal area 5,546 sq ft (515 sq m)



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