The Shieling

Hindhead Road, Hindhead, Surrey

STRUTT & PARKER

BNP PARIBAS GROUP

A delightful country house with a self contained annexe, set in a secluded, yet well-connected woodland position

A handsome detached period house with extensive, flexible accommodation, set in a peaceful location just outside the sought-after village of Hindhead. The property features attractive living space that can be arranged as a single residence or a main house with a self contained annexe, all of which is surrounded by beautiful gardens and sheltered by woodland.

- **3 RECEPTION ROOMS**
- **5 BEDROOMS**
- **2 BATHROOMS**
- **SELF CONTAINED ANNEXE**
- **1 ACRE**
- **FREEHOLD**
- **SEMI-RURAL**
- **3,136 SQ FT**
- **GUIDE PRICE £1,395,000**

The property

The Shieling is a handsome detached period property with more than 3,000 square feet of comfortable, flexible accommodation arranged across three floors. The property features attractive elevations of red brick and tile, and has a layout that offers the possibility for use as two separate dwellings, or as one spacious family home.

There are two main reception rooms in the larger section of the property, forming the primary living and entertaining areas for the main house. These include the well-proportioned, dual aspect sitting room with fireplace and sliding glass doors opening to the rear garden.

There is also a formal dining room with exposed wide oak floorboards and a cast-iron open fireplace The main house also has a well-equipped kitchen with fitted units as well as an integrated oven, gas hob and extractor hood.

Adjoining the kitchen is a second dining room, which could form part of the main home or the annexe, and in turn leads to the second kitchen with fitted units, integrated oven and hob and space for all the necessary appliances.

Off the kitchen there is a hallway leading to two ground-floor bedrooms and a family bathroom, with one of the bedrooms ideal for use as an office or, alternatively, a sitting room in an annexe layout.

The main accommodation continues to the first and second floors, across which there are five double bedrooms, one currently used as a large dressing room with built-in storage. The first floor also offers two family bathrooms, one of which has a separate W.C.

Outside

The property is set some way back from the road along a singletrack driveway, which leads to a gravel parking area and detached garage, providing plenty of parking space for several vehicles. The gardens surrounding the house have rolling lawns and a wealth of established shrubs and flowering perennials, as well as shady wooded areas.

There is a terrace area at the back of the house ideal for outside entertaining, with a gazebo providing shaded seating. An area of timber decking provides further space in which to relax and enjoy the peaceful surroundings, with the gardens enclosed by woodland, adding to the sense of privacy and seclusion.

Location

The neighbouring villages of Hindhead and Grayshott are located on the Surrey/Hampshire border, surrounded by stunning countryside, including the National Trust sites of Ludshott Common and the Devil's Punch Bowl. Hindhead and Grayshott offer plenty of local amenities, including a choice of pubs, restaurants, shops and small supermarkets, while the popular town of Haslemere town centre is just two miles away with its choice of shopping, restaurants, cafés and large supermarkets.

For leisure, Hindhead Golf Club is close-at-hand, while the area is excellent for schooling options. Transport links to and from the area are superb, with the A3 just a mile away and mainline rail services available in Haslemere (55 minutes to London Waterloo).

Distances

- Grayshott 1.2 miles
- Haslemere 2 miles

Nearby Stations

- Haslemere

Key Locations

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

Nearby Schools

- St. Ives
- Amersbury
- Highfield & Brookham
- Longacre
- Bohunt
- Midhurst Rother College

Approximate Floor Area = 291.4 sq m / 3137 sq ft
Garage = 49.3 sq m / 531 sq ft
Outbuilding = 24.2 sq m / 260 sq ft
Total = 364.9 sq m / 3928 sq ft

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Floorplans

House internal area 3,137 sq ft (291.4 sq m)
Garage internal area 531 sq ft (49.3 sq m)
Outbuildings internal area 260 sq ft (24.2 sq m)
Total internal area 3,928 sq ft (364.9 sq m)
For identification purposes only.

Directions

GU26 6AY
what3words: ///cried.butlers.sandbags - brings you to the drive entrance.

General

Local Authority: Waverley Borough Council

Services: Mains water, electricity and mains gas central heating. Private drainage, which we understand is not compliant with current regulations.

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

Council Tax: Band H

EPC Rating: E

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