

# Tarn Cottage

Tarn Road, Hindhead, Surrey



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautifully presented detached family home with delightful gardens, in a highly desirable and quiet location

A handsome detached family home combining period features with attractive modern fittings in a spacious, flexible layout over three levels. The property is set in a sought-after position, moments from the local amenities of Hindhead and Grayshott, and is located on a quiet residential street and features peaceful, well-presented gardens which back onto private and National Trust woodland.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**1 ACRE**



**FREEHOLD**



**VILLAGE**



**3,294 SQ FT**



**GUIDE PRICE  
£1,695,000**

### The property

Tarn Cottage is an impressive detached, period property with attractive painted brick and tiled elevations. The property has been sympathetically extended and updated over the years and offers character details, including painted timber ceiling beams, picture rails and original fireplaces, combined with modern fittings and amenities to create a beautiful family home with elegant décor.

The ground floor has a comfortable dual aspect sitting room at the front with bay window and working open fireplace. To the other side of the entrance hall is a useful study.

At the heart of the home is the superb, light filled 35ft, open plan kitchen/dining/family room which is ideal for entertaining and features overhead skylights and dual French doors opening onto the rear terrace. The kitchen has bespoke fitted units which provide plenty of storage, a central island with breakfast bar, stylish quartz worktops and splashbacks, larder cupboard, wine chiller, butler sink and Everhot range cooker.

The dining/family area has built-in storage and a fireplace with woodburning stove.

On the garden level the beautiful drawing room, with two sets of French doors opening onto the garden, has an impressive brick built fireplace with woodburning stove. A further reception room could be put to a number of uses including study, playroom, snug or gym. There is also a double bedroom, with French doors to the garden, and an en suite shower room; ideal for a guest bedroom..

The first floor provides four further double bedrooms, including the principal bedroom suite, overlooking the rear garden, and features a fitted dressing room and en suite bathroom with dual washbasins, bath and walk-in shower. The other three bedrooms all have built-in storage. A family bathroom, with separate shower, completes the first floor accommodation.













## Outside

Accessed via electric gates, from a private road, the block paved drive provides ample parking in addition to the detached double garage. The front garden has gravel terracing and a variety of established flower and shrub borders, with hedging and wooden fencing to the boundary wooden providing privacy.

The stunning rear garden is truly delightful and features a timber deck across the rear of the property, providing elevated views over the garden as well as a paved terrace within the garden itself; providing ideal locations for outside entertaining or simply enjoying the peace and tranquillity of the surroundings. The garden is mainly laid to lawn, interspersed with flower and shrub borders, along with specimen trees, the whole providing year round colour and interest. Mature trees and high hedgerows enclose the gardens, creating a sense of seclusion and privacy. There is direct access from the garden to a footpath leading to the Golden Valley (National Trust) woodland walks.

## 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, Golden Valley 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 offers a choice of shopping, restaurants, cafés and large supermarkets.

For leisure, Hindhead Golf Club is close-at-hand, while the area offers excellent options for schools in both the state and private sectors, including St. Edmund's, Amesbury and St Ives. Transport links to and from the area are superb, with the A3 less than a mile away and mainline rail services available in Haslemere (55 minutes to London Waterloo).

## Distances

- Haslemere 3.7 miles
- Liphook 4.1 miles
- Godalming 10 miles
- Guildford 14 miles

## Nearby Stations

- Haslemere

## Key Locations

- National Trust Devil's Punch Bowl, Hindhead Common, Ludshott Common and Waggoners Wells
- Frensham Ponds
- Hindhead Golf Club
- Winkworth Arboretum
- Cowdray Ruins
- Petworth House and Park
- South Downs National Park
- West Dean Gardens

## Nearby Schools

- Amesbury
- St Edmunds
- Frensham Heights
- St Ives
- Highfield & Brookham



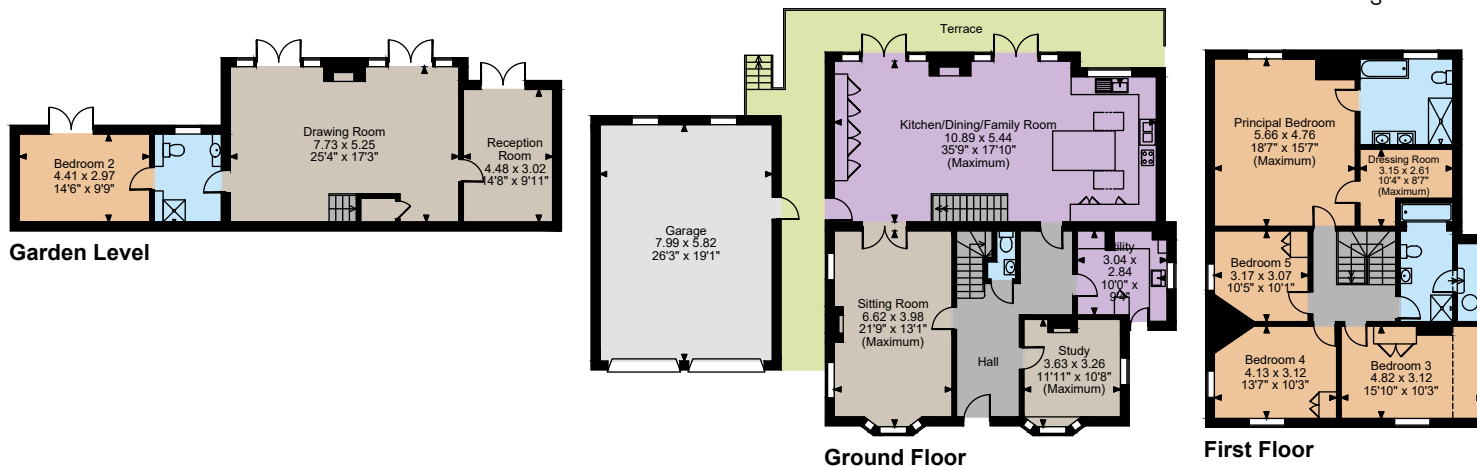












The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## Floorplans

Internal area 3,294 sq ft (306.1 sq m)

Garage internal area 499 sq ft (46.4 sq m)

Total 3,793 sq ft (352.5 sq m)

For identification purposes only.

## Directions

GU26 6TP

From Strutt & Parker's Haslemere office, head west on Lower Street (B2131) and continue straight ahead, as it becomes the A287. After just over 3 miles, in Hindhead, take the first exit followed immediately by the second exit at the two mini roundabouts, onto Portsmouth Road. At the next roundabout, take the second exit onto Headley Road, then turn right onto Tarn Road. You will find the entrance to the property on the right.

what3words: ///snow.fruity.surcharge

## General

Local Authority: Waverley Borough Council

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

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

Council Tax: Band G

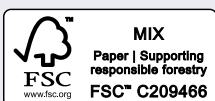
EPC Rating: D

## Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

**01428 661077**

haslemere@struttandparker.com  
struttandparker.com



@struttandparker

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