



**Peter Leete
and Partners**

ESTATE + AGENTS

**2 Hillside,
Tilford Road,
Hindhead, Surrey GU26 6RD**

2 Hillside, Tilford Road, Hindhead, Surrey GU26 6RD

Price: £450,000 Freehold



- EPC Rating: C
- Council Tax: D
- LOCAL AUTHORITY: Waverley Borough Council.
- SERVICES All main services.
- 25 meter back garden
- Off road parking for 2 vehicles.

SITUATION

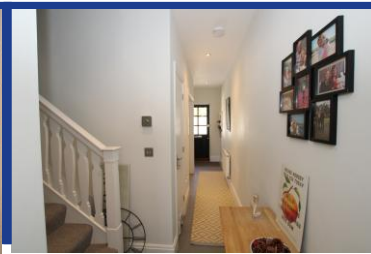
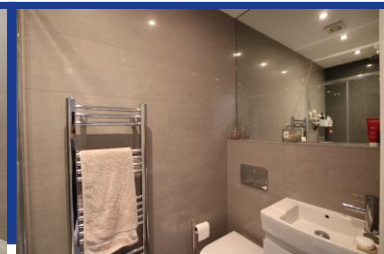
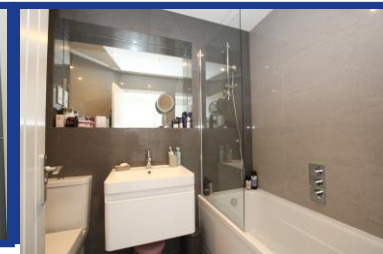
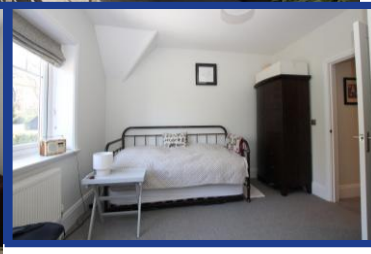
Beacon Hill affords a shopping parade close by for day to day requirements with more comprehensive facilities in the nearby village of Grayshott and Town of Haslemere with the benefit of a main line rail station to Waterloo in approximately 45 minutes and Portsmouth on the South Coast. The immediate area is well known for its National Trust land at the Devil's Punch Bowl, Highcombe Edge and The Golden Valley. The area is surrounded with other local beauty spots to include Ludshott Common, Waggoners Wells and Frensham Ponds. Golf is readily available at Hindhead, and there is also sailing at Frensham Great Pond. The A3 London to Portsmouth Road is nearby providing dual carriageway access to the capitol and the main airports of Gatwick and Heathrow are approximately 49 miles and 40 miles respectively with access onto the M25 at Junction 10 (22 miles). There is a wide choice of state and private schools within the vicinity including Grayshott and Beacon Hill primary schools, Woolmer Hill and Bohunt.

DESCRIPTION

Being one of just 4 very well appointed modern vertical conversion. The property having been skilfully converted some 10 years ago from what we believe to be an Edwardian home. The property blends the old style features of high ceilings with modern fitments. With off road parking for 2 vehicles to the front via a shared in and out circular driveway to the 4 properties.

- Private front door opening into a good sized hallway, with coat cupboard and feature stairwell to the first floor with feature arch and light tunnel from the roof bringing natural light onto the landing.
- Rear aspect living room with corner fireplace housing a Jet Master wood burning stove. Double French doors with glazed side panels open onto a paved Indian sandstone patio and the long 25 meter garden beyond.
- Modern front aspect kitchen with stylish fitted base and wall units with granite work surfaces, integral appliances (dishwasher, washing machine, fridge, wine cooler and Neff oven with ceramic hob), space for a breakfast table and under stair storage cupboard offering
- larder facility, tiled flooring which extends through double doors out into the hallway and led lighting under the base cupboards.
- Rear aspect master bedroom with built in double wardrobe and fully tiled en suite bathroom with electric underfloor heating.
- Front aspect second bedroom with built in double wardrobe
- Well appointed fully tiled family shower room
- Good sized loft with fitted loft ladder and small window to the front
- Level enclosed south-west facing rear garden mainly laid to lawn with garden shed.





2 Hillside



**Peter Leete
and Partners**
ESTATE + AGENTS

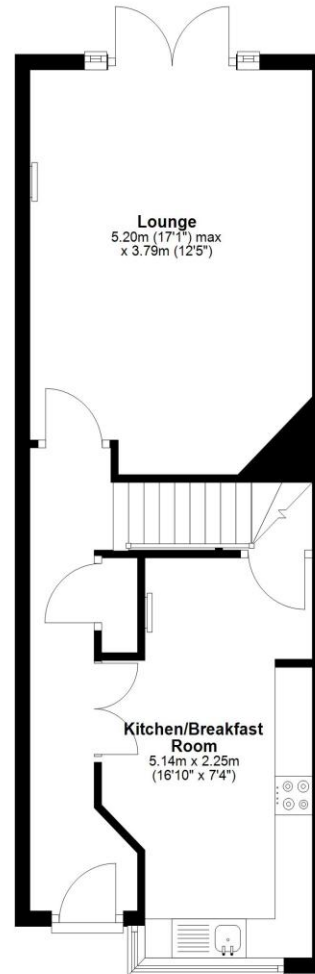
The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

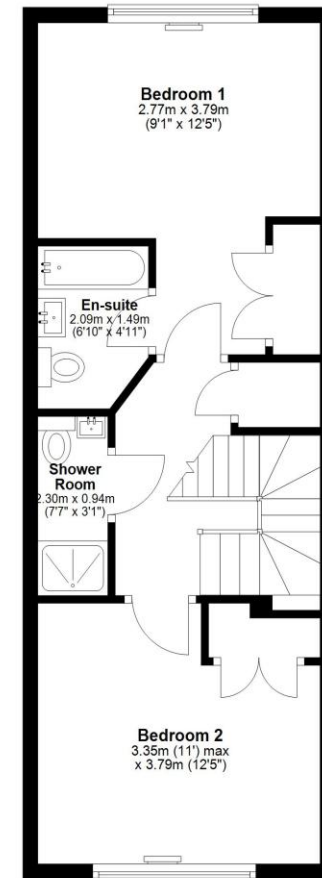
email@pleete.co.uk
www.pleete.co.uk

P796

Ground Floor
Approx. 42.3 sq. metres (455.4 sq. feet)



First Floor
Approx. 41.0 sq. metres (440.8 sq. feet)



Total area: approx. 83.3 sq. metres (896.2 sq. feet)

AML (Anti Money Laundering) - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. We use a company Coadjute to facilitate these checks. A non returnable fee will be charged for each individual AML check conducted.

Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.