

Little Acorns

Portsmouth Road, Hindhead, Surrey GU26 6BQ

**Peter Leete
and Partners**

ESTATE + AGENTS

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Price Guide: £575,000 Freehold.



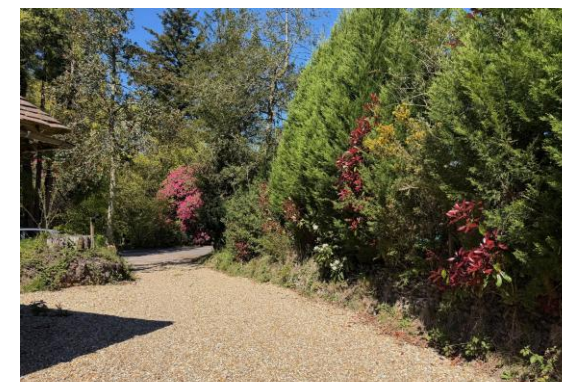
- 764 sq ft plus large single GARAGE
- EV Charger
- EPC Rating: TBC
- Council Tax: TBC
- SERVICES: electricity, gas water and private drainage.
- LOCAL AUTHORITY: Waverly Borough Council.
- SPECIAL NOTES: Peter Leete and Partners and its Clients give notice that: they have no authority to make or give 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.

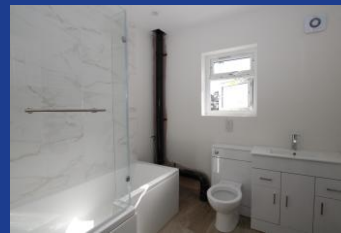
DESCRIPTION: The property is a newly built home approx. 0.7 miles of Grayshott village square and 0.7 miles of the Devil's Punchbowl. The property is approached via a shingled driveway leading to the garage parking and turning area. GARAGE: with 5.7m Apex, formally permission had been granted, now lapsed, for this garage to be used for further accommodation allowing for an internal staircase to create a first floor room. This would make an ideal office, annex or Air BNB subject to the necessary permissions. There is a paved patio (Indian Sandstone) courtyard to the rear of the property and an area of elevated garden above a retaining wall to the southern side of the plot.

Accommodation: Canopied entrance door into Kitchen area: The kitchen affords integrated appliances and both wall and base units. Wine chiller, Bosch dishwasher, Bosch base oven, fridge and freezer. Extensive worktops with granite worksurfaces. Adjacent door to Cloakroom with wc and basin. Through to Living Area with breakfast bar and double doors opening to patio area. First floor benefits from landing with access to loft space, 2 double bedrooms both being dual aspect. Family bathroom with modern bath and shower over, low level wc and washbasin. With storage cupboards under.

LOCATION

Close to the A3 in Hindhead within the Surrey Hills National Park and just a ten minute walk of Grayshott. The village of Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants and cafes, a public house, doctor's surgery, social club and community library, post office, two dentists, opticians and nationally known pottery. A list of many of the local businesses and organisations can be seen at the village web site www.grayshott-pc.gov.uk For the active, Grayshott boasts, a recreation ground, sports pavilion, tennis club, football and cricket clubs, a community Orchard and playgrounds. Amenities within the village have helped it win Hampshire Village of the Year on three occasions as well as numerous other awards. More extensive shopping facilities are available at the nearby towns of Haslemere, Farnham and Guildford. Buses passing through the village serve Farnham, Aldershot, and Haslemere, the latter town with a main line station (3.5 miles) serving Waterloo in approximately 55 minutes and Portsmouth on the South Coast. There are numerous beauty spots within easy reach to include The Devil's Punch Bowl, Ludshott and Bramshott Commons together with Frensham ponds. There is, close by, footpath access via Miss James' walk over the A3 foot bridge and this path drops down into Nutcombe valley and further extensive protected National Trust woodlands. There are a wealth of good schools nearby including many private schools for all ages with St Edmunds almost adjacent just a short walk over the Portsmouth Road. State schools include Bohunt in Liphook and Woolmer Hill in Haslemere.





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Hindhead



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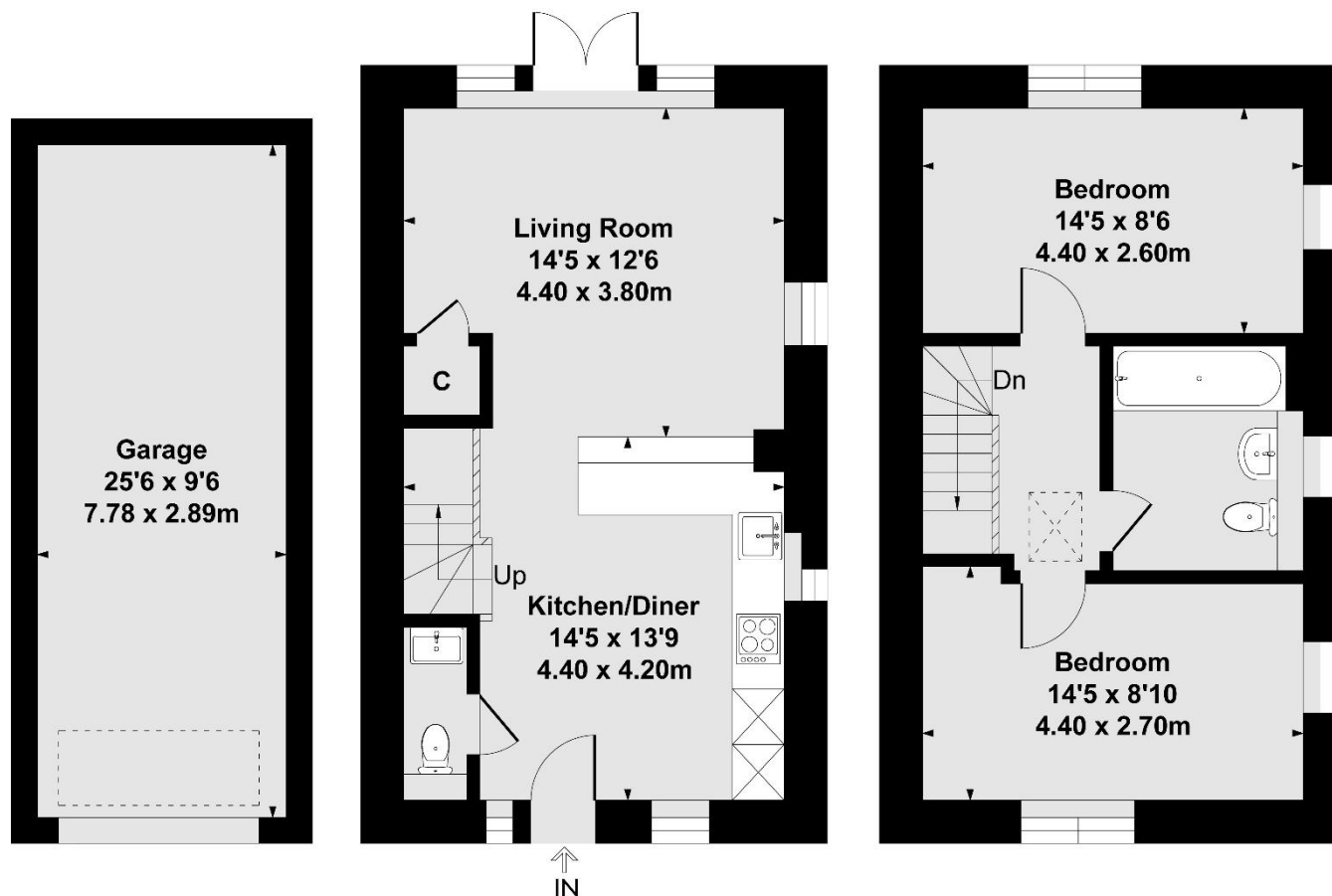
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P796

Dwelling 764 sq ft - 71 sq m

Garage 236 sq ft - 22 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

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