

Peter Leete and Partners
ESTATE + AGENTS

Oakhurst Lodge,

Hill Road, Grayshott, Hindhead,
Surrey GU26 6HL

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Price Guide: £750,000 Freehold

- Detached bungalow having been rebuilt approximately 11 years ago close to the village centre and its amenities.
- Approx 80 meters of Crossways and Headley Road.
- Off road parking and GARAGE.
- EPC Rating – To be Confirmed
- Council Tax - E
- SERVICES: All main services, electricity, gas water and drainage.
- Local Authority: East Hampshire District Council



LOCATION 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 There are preschools in the village and local area, a village school for both infants and juniors as well many private schools nearby, state schools include Bohunt in Liphook, Woolmer Hill in Haslemere both rated "good" by Ofsted. For the active, the village boasts, a recreation ground, sports pavilion, tennis club, football and cricket clubs, a community Orchard and playgounds. Amenities within Grayshott 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 Common and Frensham ponds. There is direct access to the Golden Valley and extensive protected National Trust woodlands.

DESCRIPTION The property benefits from having been rebuilt in 2015 and affording a flexible floor plan to provide, if required, 4 bedrooms. The hallway is accessed via the recessed side lobby from the front door and affords an L shape opening to all rooms. The Living Room overlooks the rear gardens and affords a spacious area. The Kitchen/dining room is well fitted to include modern units with base cupboards and shelving above. The appliances include washing machine, new base oven, hob unit and matching stainless steel cooker hood above. Integrated dishwasher and fridge freezer. Wooden worktops with inset stainless-steel sink and dual aspect. Space for dining room table and doors to garden. Bedroom 1 affords a front aspect with built in wardrobes and en-suite shower room. Bedroom 2 also affords fitted wardrobes. Bedroom 3 enjoys the front aspect and bedroom 4 would make a single bedroom or additional reception room. The bathroom includes modern "P" shaped panelled bath with shower over, washbasin and low level wc

EXTERIOR To the front of the property there is a tarmac driveway with off road parking for 2 vehicles plus a GARAGE with electric light and power and personal door to rear access. Additionally there is a 5 bar gate and personal gate to the front affording additional parking for 2 further vehicles on a second driveway. The front being enclosed by established hedging affording a high degree of privacy from the lane. The rear garden measures approximately 120 feet in depth with a width of 37 feet. The lawned garden is preceded by a patio area the boundaries have a mix of fencing and further established hedged borders. There are timber sheds suitable for a wide range of storage and established flowering boarders with a wonderful Magnolia providing some shelter from the sun. The rear garden affording ample sunlight.ve a mix of fencing and further established hedged borders. There are timber sheds suitable for a wide range of storage and established flowering borders with a wonderful Magnolia providing some shelter from the sun.












I'M NOT BOSSY
I JUST HAVE
BETTER IDEAS















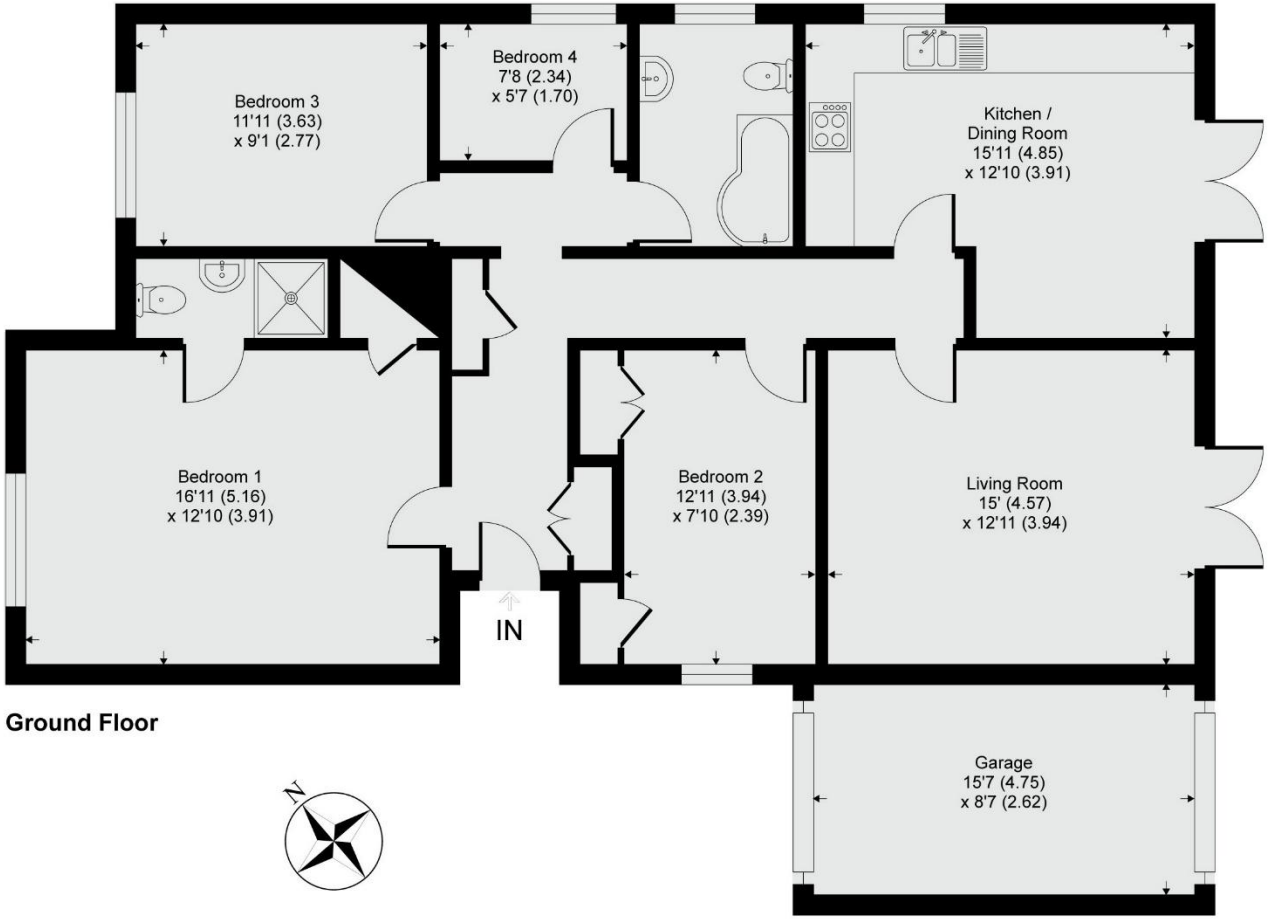
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Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft
Approximate Garage Internal Area = 12.3 sq m / 132 sq ft
Approximate Total Internal Area = 121.7 sq m / 1309 sq ft



Ground Floor

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