



Northwood Cottages, Tilford Road, Hindhead, Surrey, GU26 6RQ

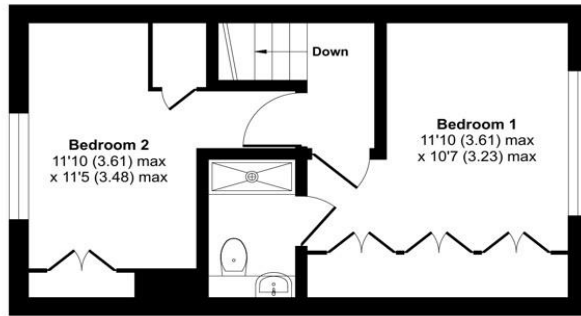


ACCOMMODATION

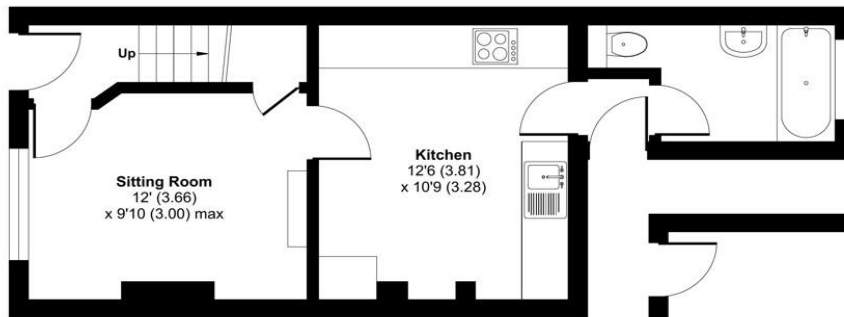
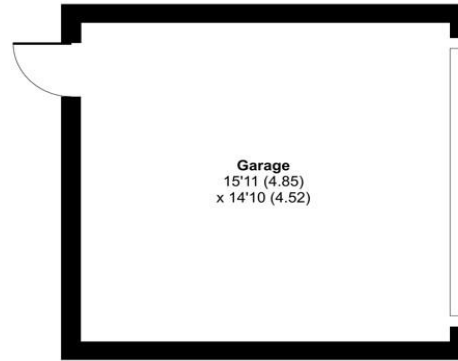
A beautifully presented and attractive two-bedroom period property, which was built in approximately 1901 and enjoys character features throughout. The ground floor accommodation comprises a fantastic sitting room to the front, which boasts an exposed brick fireplace with log burning stove and high ceiling with beams. The kitchen is located to the rear and provides space to extend (subject to the relevant planning permission). The kitchen has space for white goods and a dining room table. The bathroom has been refitted to a modern design and benefits from underfloor heating with a bath and shower fitting above. Upstairs there are two double bedrooms, both with built-in wardrobes. Bedroom one has an impressive range of wardrobes which span the width of the room, together with an en-suite shower room, which has been refitted. Previous planning permission was granted for a loft conversion to further enhance the accommodation. Externally, the mature garden has a variety of seasonal perennials, mature shrubs and trees. There is a patio terrace to the rear of the property, with a large lawn area and a pond. There is also a workshop/shed that could be used as a home office, which has power and lighting connected. Furthermore, there is an insulated double garage with power, lighting and a roll up electric door. There is also a driveway to the front and rear of the property which offers parking for four vehicles.



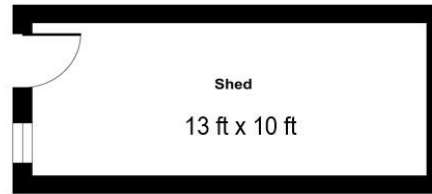
Approximate Area = 890 sq ft / 82 sq m (includes garage)
 Outbuilding = 120 sq ft / 11 sq m
 Total = 1010 sq ft / 93 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 942913



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Beacon Hill is a charming Surrey village surrounded by National Trust Land, situated on the fringes of both Grayshott and Hindhead, close to the wonderful National Trust Devil's Punchbowl and many local amenities. It has a number of useful local shops, restaurants and fabulous primary schools. There is easy access onto the A3 providing good access to London and the south coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, schools, restaurants and leisure facilities. Close by, there are several golf courses and many acres of National Trust land, ideal for walking, cycling and riding. The A3 is immediately accessible providing excellent access to the national motorway network including M25 to the north and M27 to the south, as well as Heathrow, Gatwick and Southampton airports. The delightful village of Grayshott (one mile) with retail and leisure facilities including convenience stores, schools, church, other specialist retail outlets, restaurants and pubs. Haslemere, a charming market town, has a comprehensive range of retail facilities and services including food superstores together with a range of specialist shops, boutiques and renowned eateries. The locality provides a subtle opportunity to combine urban and country living with the tranquillity of walks and recreational facilities in the countryside, whilst being only 15 miles from Guildford and 9.4 miles from Farnham.



SPECIFICATION

- Impressive character cottage dating from 1901
- Beautifully presented throughout
- Two double bedrooms with built-in wardrobes
- Modern bathroom and en-suite shower room
- Sitting room with feature fireplace and log burning stove
- Private, approx. 100 ft long garden (including garage and driveways)
- Double garage and outbuilding with power and light
- Driveway parking to the front and rear for four vehicles

LOCAL AUTHORITY

Waverley Borough Council

Council Tax Band - D

ASKING PRICE

£430,000

TENURE

Freehold