

Home Cottage, Hill Road, Beacon Hill, Hindhead, Surrey GU26 6QW

A PROPERTY IN NEED OF MODERINISATION AND REFURBISHMENT

**Peter Leete
and Partners**

ESTATE + AGENTS

Home Cottage, Hill Road, Beacon Hill, Hindhead, Surrey GU26 6QW

Price Offers in Excess of £505,000 Freehold



EPC Rating: D

Council Tax: Band D

1388 Sq Ft. Excluding Garaging

SERVICES:

All main services:

VIEWINGS: Strictly by appointment with the Agent both during and outside normal office hours including Sundays and Bank Holidays.

Measurements are given as a guide only and should not be relied upon for floor coverings. We have not carried out a detailed survey and none of the appliances/services have been tested.

DESCRIPTION: A semi detached property in need of modernisation with a level garden and rear vehicular access to a detached double garage. Close proximity to the village shops and school. Small courtyard garden to front with footpath to side and entry porch. Additional side gate to rear. Long south facing rear garden mainly to lawn leading to the large detached double garage 27'1 x 14'11.

Accommodation includes, living room to front aspect, second reception room with study area. Kitchen/family room with patio doors to rear garden. Utility room, cloakroom and boot room with additional bonus room to rear. The first floor affords 3 bedrooms and a large bathroom.

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.





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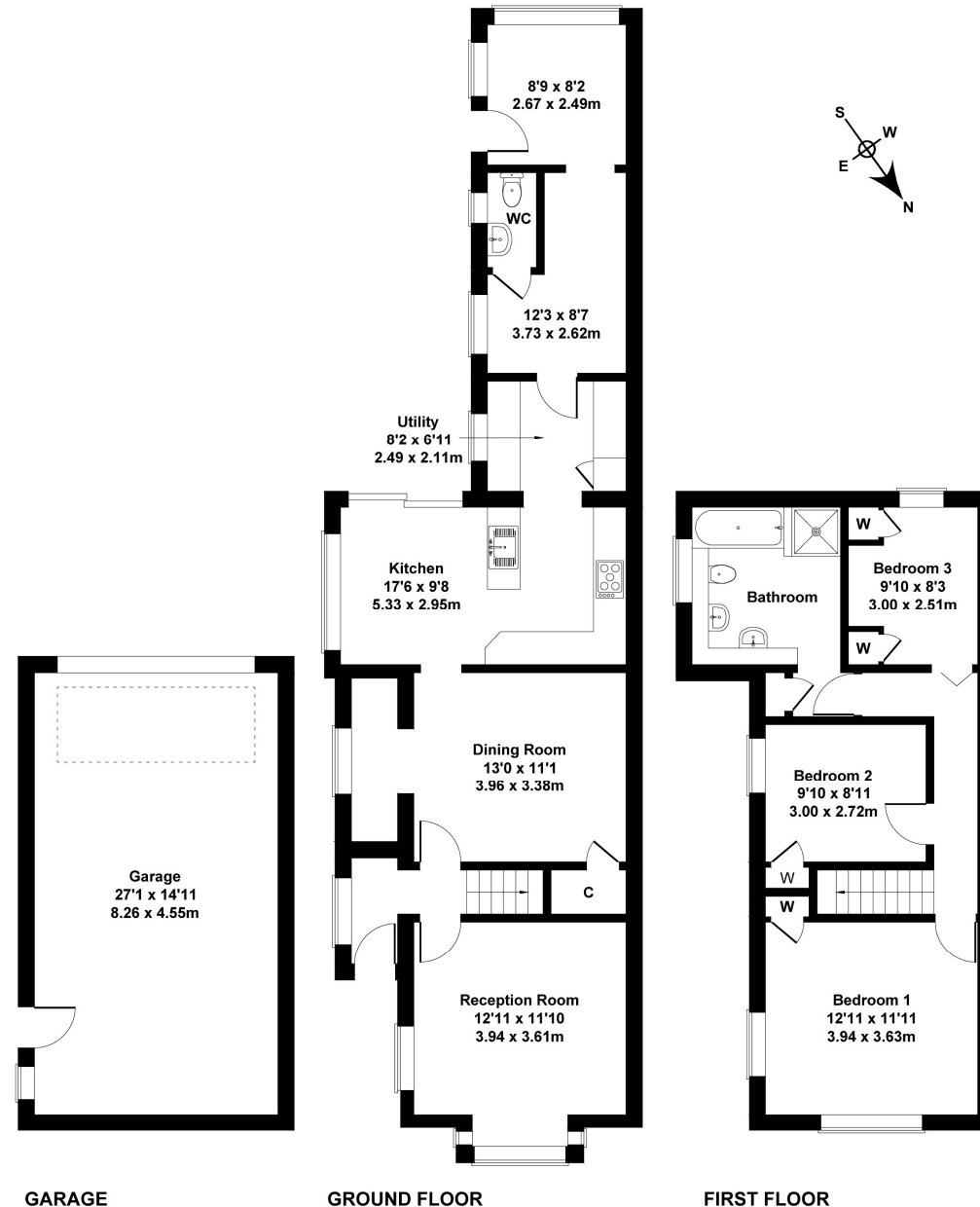
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