

An aerial photograph of a large, luxurious estate. The central focus is a large, multi-story building with a complex roofline, featuring several gables and a prominent tower. The building is surrounded by meticulously maintained lawns and manicured hedges. To the left of the main building, there is a tennis court. Further back, a golf course is visible, with several fairways and green areas. The estate is set on a hillside, with a dense forest of trees in the background. The sky is blue with scattered white clouds. In the bottom left corner, there is a dark blue box with white text. In the bottom right corner, there is white text on a dark background.

Peter Leete
and Partners

ESTATE + AGENTS

2 Beacon Crescent
Hindhead, Surrey GU26 6UG

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Price: £410,000 Leasehold



SERVICES: Mains gas, water, drainage & electricity.

LOCAL AUTHORITY Waverley Borough Council.

LEASE 999 Years from 1st January 2006.

EPC RATING B. COUNCIL TAX: BAND E

Good mobility access. Lifts to all floors including the underground parking.

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

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.

A spacious ground floor 3 bedroom apartment in this executive style luxury development.

DESCRIPTION This prestigious development sits in communal grounds of some 6 acres off a private sweeping gated driveway from the Tilford Road. The driveway leads round to a second gated exit and also sweeps around the side of the main building leading to the underground parking area in which number 2 has two allocated parking spaces, secure storage lockers and communal cycle store. In addition, there is ample parking space for visitors to the front and an overflow car park. The grounds are a feature being laid to formal lawns with 2 tennis courts, 9 hole golf course, croquet lawn and BBQ area plus private pedestrian gated entrance to the adjacent National Trust woodland which in turn leads to the Devil's Punchbowl and Highcombe Edge, both with stunning views over the immediate countryside.

SITUATION Other local beauty spots nearby include The Golden Valley, Ludshott Common, Waggoners Wells and Frensham Ponds. Immediate day to day shopping needs are located nearby within Hindhead and the adjacent village of Beacon Hill with more comprehensive shopping at Haslemere town and Grayshott village, the former with a main line rail station to Waterloo in approximately 45 minutes and Portsmouth on the South Coast. Buses Passing through Hindhead serve, Haslemere, Grayshott, Farnham and Aldershot with onward connections to major towns such as Guildford and Godalming. Golf is readily available at Hindhead, and there is also sailing at Frensham Ponds. The A3 London to Portsmouth Road is nearby providing dual carriageway access to the capital 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, Bohunt, St Edmunds, Amesbury, Highfield and Churchers.

For information: -

<http://www.nationaltrust.org.uk/hindhead-commons-and-the-devils-punch-bowl>

ACCOMMODATION From the impressive communal entrance hall of the east wing a corridor leads through to Number 2. The front door opens into a long reception hall with doors to the open plan Living Room with Kitchen. This room enjoys a southern front facing aspect. The kitchen is of a high end range with both wall and base units with a stylish Granite effect worktop. All three bedrooms overlook the rear courtyard style lawned garden with bedroom 3 benefiting double doors out. Bedroom one has a well appointed shower en-suite. The family bathroom is also of a high end finish with a separate shower unit over the full size bath.

Maintenance Charge (2024): Approx £3,444.04 pa.
Estate Charge Approx: £1,419.54pa
Ground Rent approx. £350.00 pa.





2 Beacon Crescent, Hindhead, Surrey GU26 6UG

Approximate Gross Internal Area
1130 sq ft - 105 sq m

Beacon Crescent Hindhead



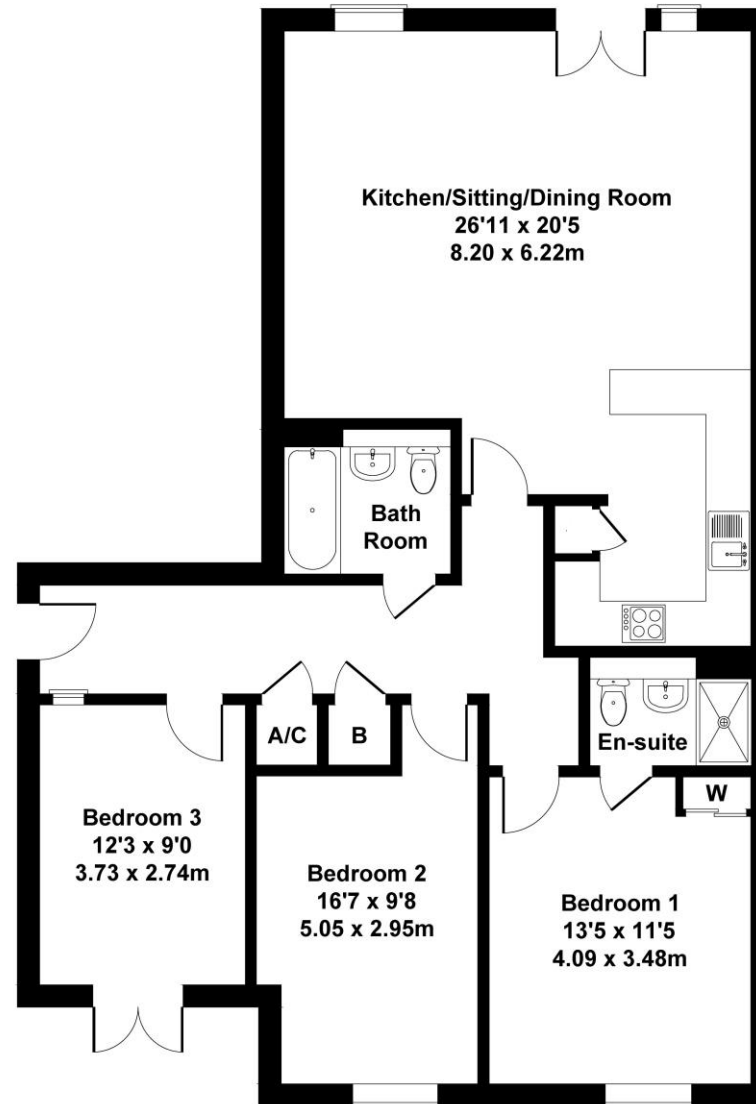
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GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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