

**Peter Leete  
and Partners**  
ESTATE + AGENTS

# Dragons Gate, Ladygate Drive, Grayshott, Hindhead, Surrey GU26 6DR





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Price Guide: £1,300,000 Freehold



- Over 2822 sq ft of accommodation.
- Quadruple Garaging a further 700 sq ft
- Almost 4 acres of grounds.
- EPC Rating: F
- Council Tax: Band G

A detached property in a quiet location in grounds approaching 4 acres off of one of Grayshott's most favoured roads close to Waggoners Wells.

**GENERAL:** Dragons Gate is a substantial family home with a truly flexible accommodation to accommodate most families requirements. The property has been extended of recent years and affords a very generous garaging complex. The property is approached via gates and a tarmac driveway off of the cul-de-sac lane of Ladygate Drive a private road serving similar properties in large plots.

The property is in need of modernisation throughout and affords scope for redevelopment if required and subject to planning. Permission has been previously granted for a new dwelling albeit the permission has since lapsed.

**The property will be sold subject to a sealed bid process and applicants keen to offer should make their interest known as a closing date and details for offers will be made available shortly.**

The private grounds are a key feature of the property offering both lawns and light woodland which in turn back onto the lane leading to Waggoners Wells ponds.

**SERVICES** All main services. Additional pictures and video available online via our website [pleete.co.uk](http://pleete.co.uk), Rightmove and OnTheMarket portals.

**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.

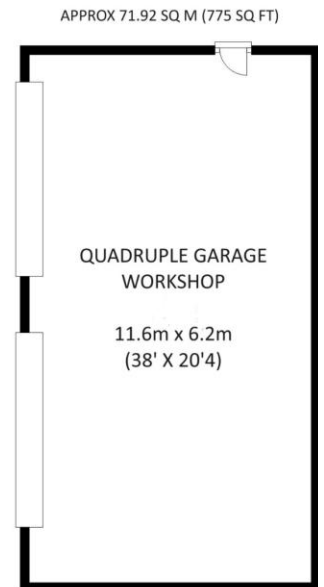
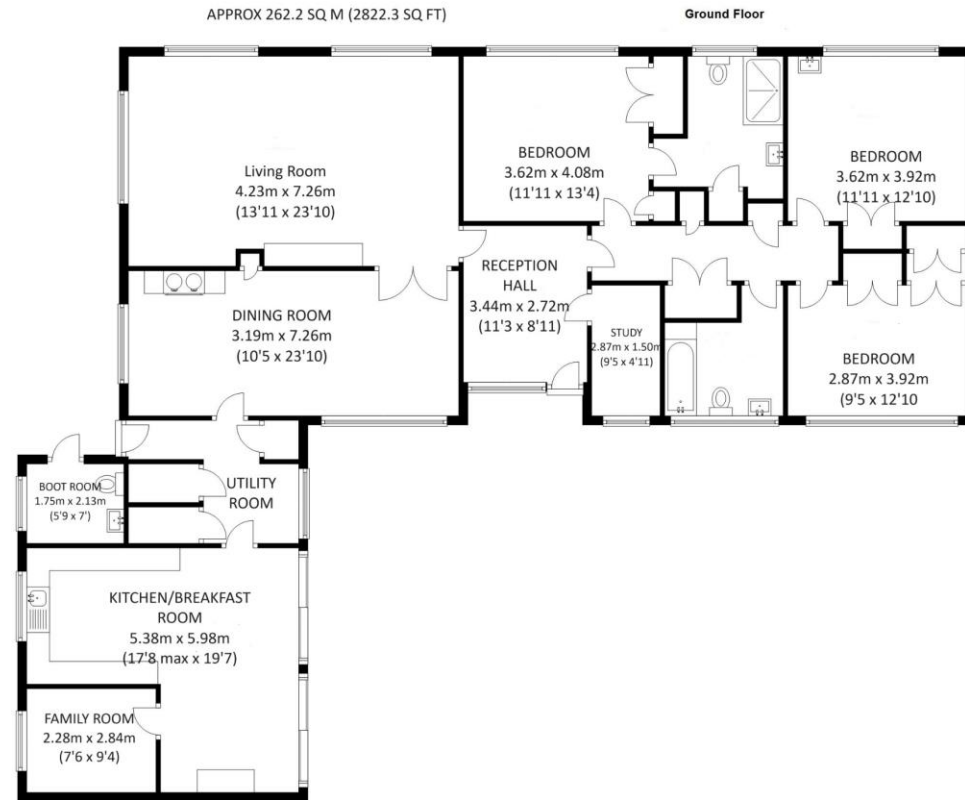






# Dragons Gate

Grayshott



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Dragons Gate, Ladygate Drive, Grayshott, -

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