



# 7 The Kings Peace

Crossways Road, Grayshott, Surrey GU26 6HS



Peter Leete  
and Partners  
**FOR SALE**  
Tel: 01253 604480  
www.pleete.co.uk

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ESTATE + AGENTS

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Price Guide: £525,000 – Share of Freehold

- **OWN FRONT DOOR** to the ground floor private entrance with staircase giving rise to the first floor accommodation. Currently fitted to the staircase is a stairlift which can be removed.
- **4 BEDROOMS**
- **LIVING ROOM** opening to **DINING ROOM**
- **2 BALCONIES**
- **RE-EQUIPPED BATHROOM** and **EN-SUITE**
- **RE-EQUIPPED KITCHEN/BREAKFAST ROOM**
- **TWO PARKING SPACES**
- **SEALED UNIT DOUBLE GLAZING**
- **CENTRAL POSITION**
- **EPC Rating – To be confirmed**
- **LOCAL AUTHORITY** East Hampshire District Council.
- **SERVICES** All main services.

## SITUATION

Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including the nationally known Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants, public house, wine bar, doctors surgery, social club, post office, two dental surgeries and a nationally known pottery. St Lukes and St Joseph's churches are within the village and a list of many of the local businesses and organisations can be seen at the village web site [www.grayshott.com](http://www.grayshott.com). For the active the village boasts, a recreation ground, sports pavilion, tennis club, playgrounds and a skate park. 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 (4.5 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, Waggoners Wells, Ludshott Common and Frensham ponds. There are preschools, Grayshott village school for both infants and juniors as well many private schools nearby including Saint Edmund's, The Royal school in Haslemere and Amesbury in Hindhead. State schools are also well catered for with nearby Woolmer Hill and Bohunt in Liphook. The London to Portsmouth A3 is nearby with the Hindhead Tunnel providing dual carriageway access to the south coast, London and the M25 via the Wisley interchange which itself is almost mid-way between the two main London airports of Gatwick and Heathrow.

## DESCRIPTION

Offered with **NO ONWARD CHAIN** this delightful first floor maisonette is very conveniently located just "footsteps" away from the shops and village amenities. The Kings Peace was built in the early 1990's and affords a well planned development of just seven flats and two freehold houses. Number 7 is a spacious 4 bedroom maisonette over 1200 sq ft and refurbished of recent years to a very high standard. The maisonette is approached from its private front door beyond the central archway which in turn leads through to the rear courtyard with private parking which includes 2 dedicated parking spaces for this apartment. There is additional parking to the front of the development including visitors spaces. A staircase from the entrance door (with stairlift) gives rise to a wide first floor landing with two large loft hatches to the substantial attic area providing ample storage. Doors open from the landing to: **LIVING ROOM** with feature double doors opening onto the balcony and archway through to the dining room with connecting to the kitchen. The **KITCHEN/BREAKFAST** Room has been completely re-equipped and includes integrated fridge and freezer, electric hob unit with eye level double oven, washing machine and separate dryer. Sink with mixer taps inset to the worksurface and wall hung gas boiler. **BEDROOM 1** is a good size double with fitted wardrobe and eastern aspect with double doors opening to balcony. **EN-SUITE BATHROOM**: With modern suite and walk in BATH cubicle, wash basin and concealed WC. 3 further bedrooms 2 with fitted wardrobes and a **FAMILY BATHROOM** with modern suite of bath with separate shower over, washbasin and low level WC.

**LEASE** The flat is sold leasehold with a recently extended term of 999 years from 1992. The Freehold Company is owned by the individual leaseholders and a service charge of £550.00 per six months is paid in advance to cover the maintenance of the building.





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The Green, Headley Road, Grayshott,  
Hindhead, Surrey GU26 6LG

t: 01428 604480

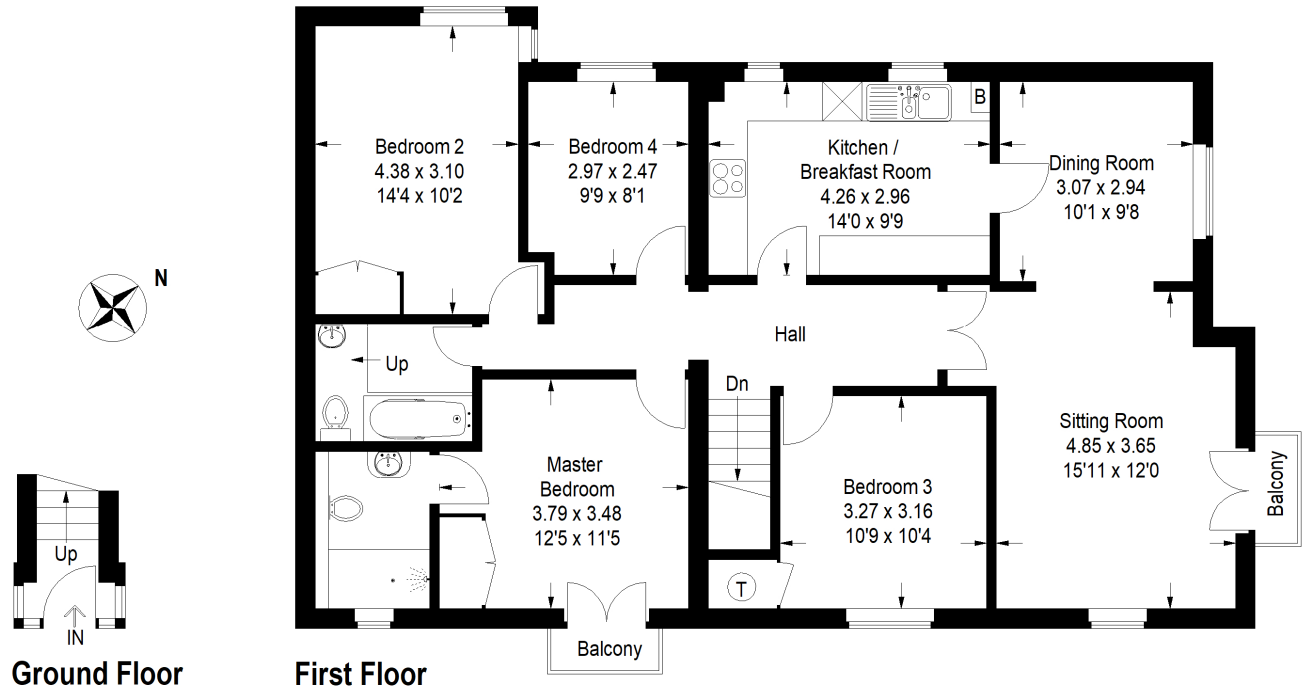
email@pleete.co.uk

www.pleete.co.uk

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## 7 The Kings Peace, Grayshott

Approximate Gross Internal Area = 116 sq m / 1249 sq ft



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A partner of the firm also represents the Freehold Company of The Kings Peace as acting Secretary.