



Peter **Leete**
and Partners
ESTATE + AGENTS

Mottram
Highfield Crescent,
Hindhead, Surrey GU26 6TG

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Price Guide £850,000 Freehold

A detached family home offering flexible accommodation extending to approximately 2271 sq ft including the detached double garage.

- EPC Rating – D
- Council Tax: Band - F
- VIEWINGS: Strictly by appointment with the Agent.

All Main services - Waverly Borough Council

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.

SITUATION Highfield Crescent is close to the 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. Immediate day to day shopping needs are located nearby within Hindhead and the adjacent villages of Beacon Hill and Grayshott. More comprehensive shopping can be found in Haslemere town with the benefit of 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. The A3 London to Portsmouth road is nearby providing dual carriageway access to London 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 are many private schools nearby to include St Edmunds, a short walk away, Amesbury School in Hindhead and The Royal School in Haslemere. State schools include Woolmer Hill with Beacon Hill having a good state primary school.

The property occupies a generous, private and level plot, predominantly laid to lawn. It is approached via a private road and benefits from its own block-paved driveway providing off-road parking for several vehicles, in addition to garaging and a car port. The entrance door opens into a bright and spacious hallway with wooden flooring, providing access to the family room, living room and dining room, along with a cloakroom fitted with a low-level WC.

The living room features a fireplace, dual-aspect windows and casement doors opening onto the rear garden. The family room enjoys a front aspect, while the dining room overlooks the rear garden and adjoins the well-equipped kitchen. The kitchen offers an extensive range of wall and base units topped with granite work surfaces and incorporates a Neff double oven, Neff ceramic hob inset to the worktop, Bosch extractor hood, and integrated full-height fridge and separate freezer. The kitchen also enjoys rear garden views.

A further door leads to the rear lobby with ceramic tiled flooring, additional wall and base units and inset sink. From here, access is provided to the study, which enjoys a rear aspect and benefits from fitted desk and storage units.

From the entrance hall, a glazed balustrade oak staircase rises to the first-floor landing. All bedrooms are generous in size, with the principal bedroom enjoying dual aspects to front and rear, a wide range of fitted furniture, and an en-suite shower room with WC and wash basin. The main family bathroom is spacious, featuring a large bath with mixer taps and shower attachment, WC and wash basin. Bedroom two benefits from a shower enclosure, while bedroom three also offers fitted bedroom furniture.

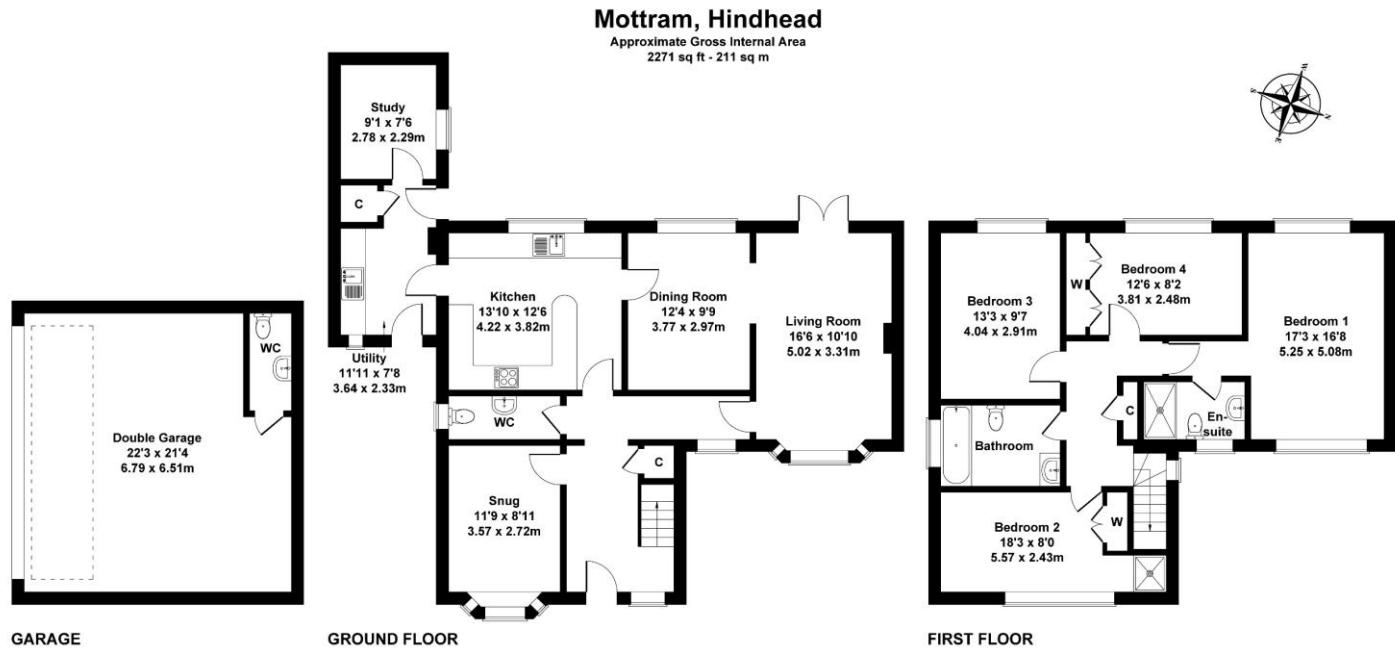
The gardens are level and include a patio area, greenhouses, two garden sheds and raised planters, all enjoying a high degree of privacy and enclosed by panel fencing.





Mottram, Highfield Crescent

HINDHEAD



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

t: 01428 604480

email@pleete.co.uk

www.pleete.co.uk