



Hurst Hill, Churt Road, Hindhead, Surrey

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Hurst Hill Churt Road, Hindhead, Surrey GU26 6HT

A handsome detached family home set in approximately 4.7 acres of gardens and woodland in a quiet and secluded position

Hindhead 1.2 miles, A3 1.8 miles, Haslemere mainline station 4.0 miles (55 minutes to London Waterloo), Haslemere town centre 4.4 miles, Farnham 7.6 miles, Central London 44 miles

Drawing room | Family room | Sun room | Study
Dining room | Kitchen | Utility | Cloakroom
Cellar | Principal bedroom with en suite bathroom | 4 Further bedrooms | Dressing room
2 Bathrooms | Double garage | Garden house with cloakroom | Shed | Gardens | About 4.7 acres | EPC rating D

The property

Hurst Hill is a handsome detached house set in a peaceful position surrounded by beautiful woodland and countryside. The property offers versatile and flexible accommodation, totalling more than 3,500 sq ft, arranged over three floors, with a combination of traditional styling and modern fittings, with plenty of natural light throughout.

The main reception room is the 24ft, dual aspect drawing room with large bay window and impressive inglenook fireplace. The ground floor also has a family room, sun room with views across the gardens and a useful home study, as well as a dining room in which to enjoy family meals. The kitchen is fitted with bespoke wooden units, a split butler sink, triple Aga and integrated appliances, while skylights overhead welcome plenty of sunlight. The utility room and

cellar provide further space for home storage. On the first floor you will find four well-presented double bedrooms, including the generous principal bedroom with its en suite bathroom. All of the first-floor bedrooms have built-in storage, with the first floor also offering a dressing room and a family bathroom. The second floor has a further double bedroom with eaves storage, as well as an additional bathroom.

Outside

The property is set in a peaceful and secluded position, bordered on all sides by woodland. The driveway at the front leads to a parking area and a detached double garage, providing plenty of parking space. The wrap-around gardens at the front, sides and rear feature terracing, well-stocked flowerbeds with various established shrubs and perennials, paved pathways, a patio area and at the rear, an upper and lower lawn. The rear gardens also have the detached garden house, which has bi-fold doors opening onto the gardens and is ideal for use as a home office.

Location

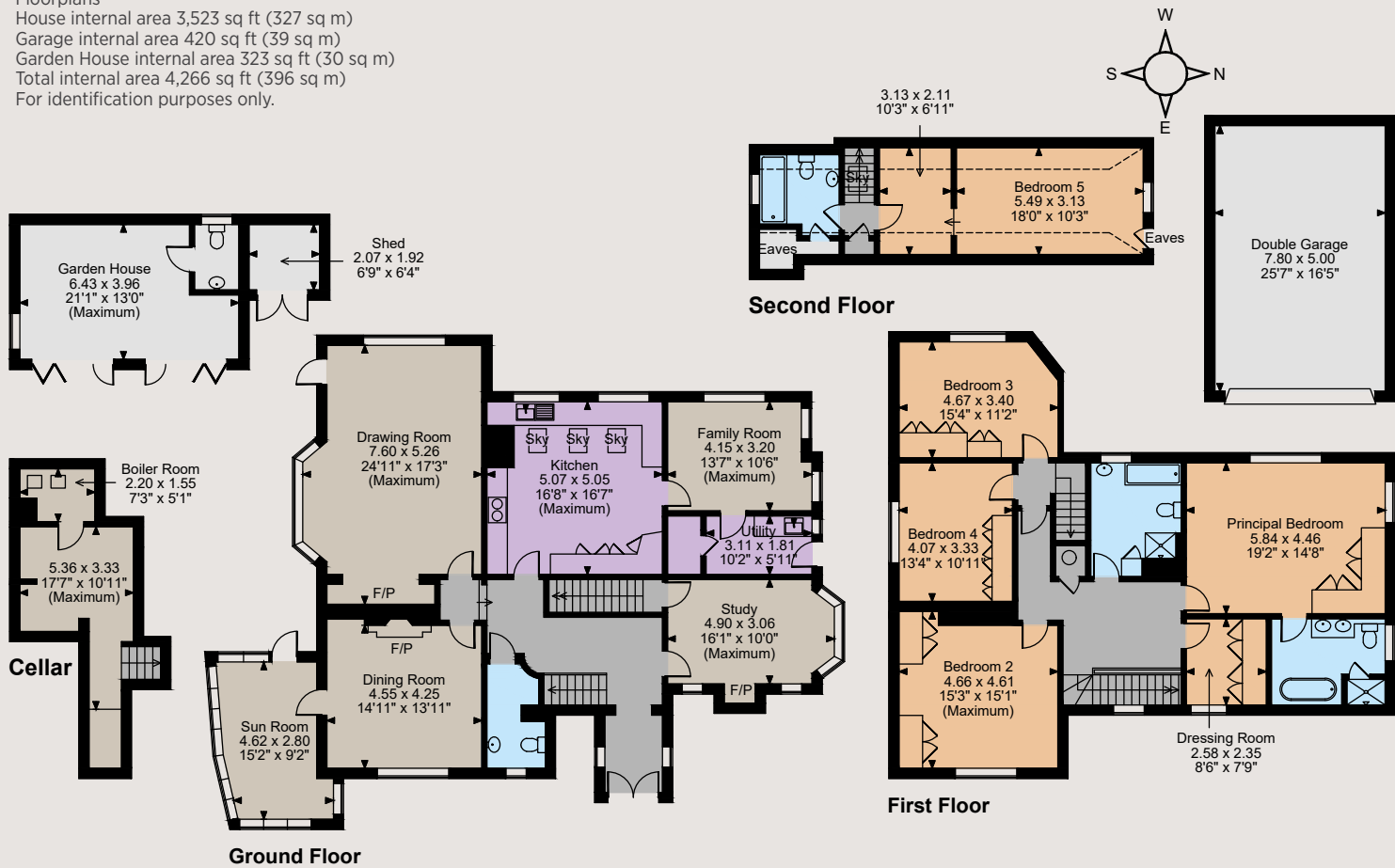
The property is located in the Golden Valley area of Hindhead and walking distance to the shops in Beacon Hill, while the neighbouring villages also offer local amenities and communities, yet surrounded by stunning countryside of a national nature reserve. Hindhead is an attractive village, which has the distinction of being the highest in Surrey, and it boasts magnificent views of the surrounding countryside, including the nearby beauty spot, the Devil's Punch Bowl. The village itself has plenty of local amenities, while nearby Grayshott also offers a further choice of pubs, restaurants, shops and small supermarkets. The Georgian town of Farnham offers a growing range of shops and a popular selection of cafes, bars and restaurants. Recreational facilities include gyms, yoga studios, The Maltings and a Reels Cinema. For leisure, Hindhead Golf Club is close at hand, while the area is excellent for schooling options, with a choice of state and independent schools.





Floorplans

House internal area 3,523 sq ft (327 sq m)
 Garage internal area 420 sq ft (39 sq m)
 Garden House internal area 323 sq ft (30 sq m)
 Total internal area 4,266 sq ft (396 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height

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Directions

From Haslemere, head west on Lower Street (B2131) and continue straight ahead as it becomes the A287. After just over 3 miles, in Hindhead, take the first exit followed immediately by the second exit at the two mini roundabouts and after a mile, take a sharp left into the driveway. You will find the property on your right. From Farnham head south on Long Bridge/A287 for 7.5 miles, turn right onto drive.

General

Local Authority: Waverley Borough Council
Services: Mains water, electricity and gas central heating. Private drainage which complies with the current regulations.
Council Tax: Band H
Tenure: Freehold
Guide Price: £1,850,000

Haslemere

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