



The Heath, Hindhead, Surrey







A wonderfully light and spacious Edwardian family house directly accessible to outstanding local walks.

Summary of accommodation

Entrance hall | Drawing room | Dining hall | Library | Study | Kitchen/breakfast room | Utility room | Cloak room

Principal bedroom suite | Four further bedrooms (one en suite) | Family bathroom

Cellar

Tennis court

Double garage | Garden store

Gardens and grounds

In all approximately 1.71 acres

EPC D

Distances

Grayshott 2.3 miles, Haslemere mainline station 4.6 miles (London Waterloo 56 minutes), Haslemere town 4.9 miles,

Farnham 7 miles, Guildford 16.5 miles, Chichester 24 miles, London 47 miles

(All distances and times are approximate)



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Situation

The Heath is situated in an elevated, private position, whilst having the convenience of nearby Grayshott, Beacon Hill and Churt villages as well as the larger Haslemere town, the mainline station and the A3 being only a short distance away. Haslemere offers excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs and coffee shops, along with a tennis club and the newly refurbished Haslemere Leisure Centre. The mainline train station provides services into London Waterloo in approximately 56 minutes. More comprehensive shopping facilities are available in the towns of Farnham, Godalming and Guildford, which are easily accessed via the A286 and the A3.

There is an exceptional choice of schools in the area including The Royal Senior School and St Edmund's, The Royal Junior School and Amesbury at Hindhead as well as Brookham and Highfield in Liphook. Junior and infant schools in the area include a primary school in nearby Churt, a primary school at Beacon Hill, and a secondary school at Woolmer Hill. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Cranleigh School slightly further afield.

Communications in the area are excellent, with the A3 providing easy access to London, the M25 as well as Gatwick, Heathrow and Southampton airports.

Sporting facilities include golf at Hindhead (located just under 200 yards from the property), Hankley Common, Liphook and Chiddingfold, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester.

The house also has an array of beautiful areas on its doorstep; accessible directly from the bottom of the garden is 'Windy Gap' and Golden Valley National Trust land at Whitmore Vale, which is ideal for walking, cycling or riding. Further afield are Waggoners Wells, Ludshott Common, The Devil's Punch Bowl, Hindhead Common, and Black Down National Park.







The property

Built we believe, in 1913, this outstanding house has been sympathetically and significantly enhanced by the present owners, having both extended and reorganised the Property to better suit a modern family, whilst retaining the classic Edwardian features.

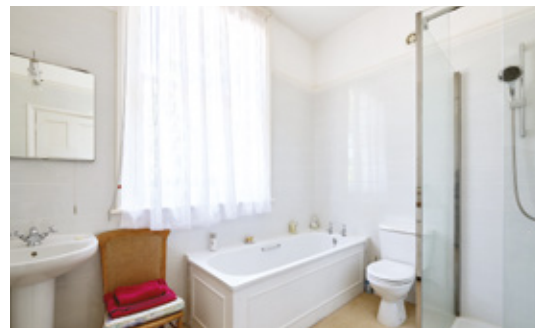
Approaching The Heath through wrought iron gates to a large private driveway, one enters a house which benefits from spacious rooms with tall ceilings throughout, with the principal rooms making the most of the outstanding southerly aspect and views across the surrounding countryside.

Upon entering The Heath, one is immediately struck by the proportions of the rooms, the entrance hall being wide, light and airy, opening on to three large reception rooms. The kitchen/breakfast room has been extended by our clients, comprising fully fitted units with a gas AGA, Neff ovens and a gas hob, with underfloor heating throughout. The adjacent utility room houses large larder cupboards and all the laundry facilities. The breakfast room area has double doors onto the garden and terrace, ideal for outside dining. It also has connecting doors to the drawing room, which is an elegant square reception room, with an attractive south-facing bay window and a beautiful limestone fireplace. There is a large dining hall, with a wood burner, and an elegant open staircase to the first floor. The ground floor also includes a fully fitted library, study, cloakroom and boot area with access to the cellar.



On the first floor are five double bedrooms, two with en suite bathrooms and a family bathroom. The principal bedroom has a door on to a south-facing balcony and the en suite bathroom has a Japanese bath as well as a shower. There is access to the part boarded attic via a drop-down ladder to the landing, and from the attic is access to the roof area where there are two water heating solar panels included in the south-facing roof elevation.





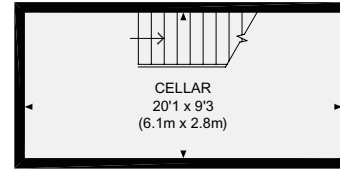
Approximate Gross Internal Floor Area

3652 sq ft / 339.3 sq m

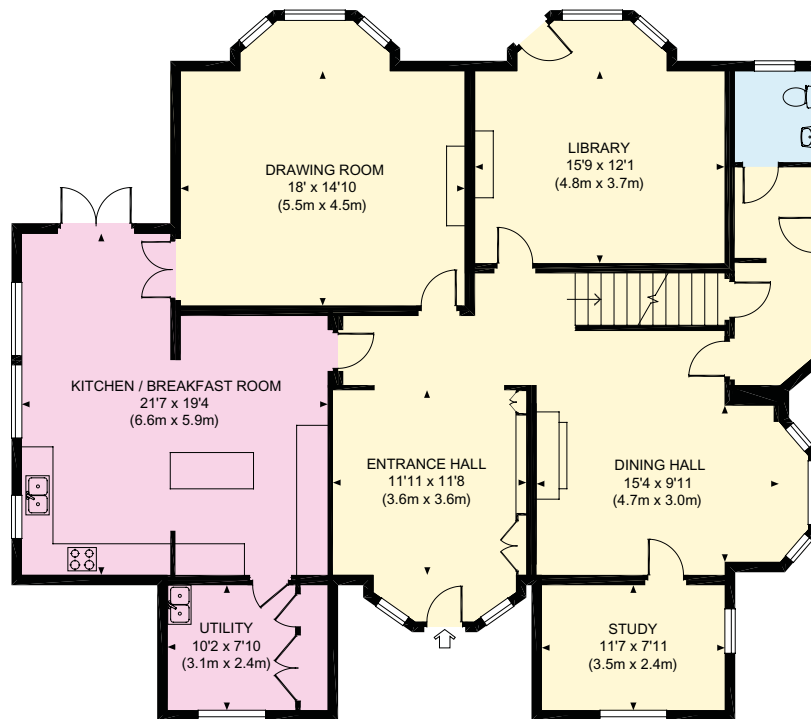
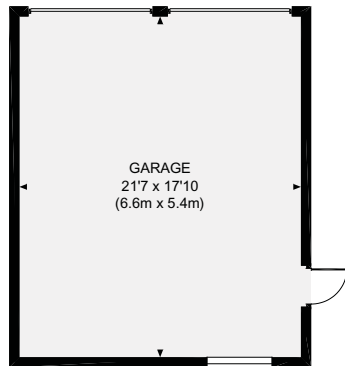
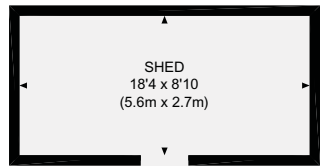
Outbuildings: 376 sq ft / 35 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

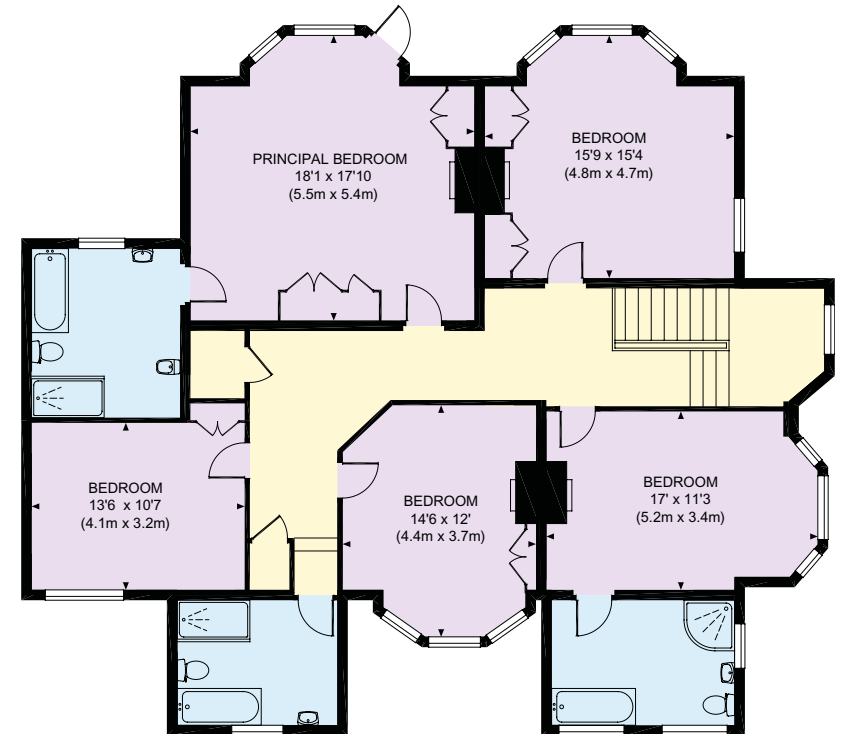
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Cellar



Ground Floor



First Floor



Gardens and grounds

The gardens are a real highlight to the property, featuring mature and well stocked flower borders, a flat lawn, tennis court, and about an acre of woodland. There are many outbuildings including a double garage, garden store, greenhouse (subject to separate negotiation), and a large rainwater collection system. A York stone paved terrace wraps around the rear of the house, perfect for entertaining during the summer months, and from which to enjoy the surrounding gardens. There are grand steps down to the lawned area and terraced beds above the tennis court with a viewing area. Amongst the many trees in the garden, are mimosa, catalpa, wisteria, magnolia grandiflora, a katsura tree, golden rain tree, acers, eucalyptus, and many more. Of note the woodland abuts and has access gates to the National Trust land where one can find wonderful walks.

Services

We are advised by our clients that the property has mains water, electricity, drainage and gas-fired central heating.

Viewings

All viewings are strictly by prior appointment with Knight Frank Haslemere or Guildford.

Local authority

Waverley – 01483 523 333

Directions (GU26 6HX)

From London, take the A3 southbound, exiting the A3 immediately after the Hindhead tunnel. At the roundabout at the top of the exit ramp, turn right across the A3 to a second roundabout at which take the second exit signed Hindhead. Continue over another roundabout and on reaching a double mini roundabout, turn left at the first on to Tilford Road. After 0.4 of a mile, follow the dogleg in the road round to the left on to the Churt Road, and proceed for 1.3 miles and the entrance to The Heath is on your left.

What3Words: phones.boardroom.books







Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2022. Photographs dated April 2022.

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