



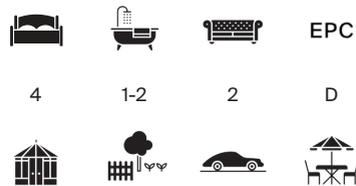
THE LAURELS

The Avenue, Grayshott, Hindhead, Hampshire



STYLISH VILLAGE LIVING WITH GENEROUS SPACE

Set in a quiet yet wonderfully central position in the ever popular village of Grayshott, this attractive four bedroom detached home offers excellent living space, a thoughtful layout and an inviting atmosphere throughout.



Local Authority: East Hampshire District Council

Council Tax band: F

Tenure: Freehold



SITUATION

Perfectly positioned in the centre of Grayshott, the property is moments from local amenities including a supermarket, pub, doctors' surgery and post office. The A3 and Hindhead Tunnel provide easy access to Guildford, London and the south coast, while mainline services to London Waterloo are available from Haslemere and Liphook. The area is well served by both state and private schools and is surrounded by beautiful countryside and National Trust woodland.









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The house opens into a welcoming hallway that sets the tone for the property, flowing naturally into well-proportioned and thoughtfully designed living spaces. To the rear, the bespoke Neil Norton kitchen forms the heart of the home, featuring an island/breakfast bar, quartz worktops, dove grey cabinetry and high-quality integrated appliances including a Miele oven, Fisher & Paykel dishwasher drawers, an Aga range and a Miele fridge. This space connects seamlessly to the orangery, which provides a bright and relaxed living area with views over the garden.







THE PROPERTY

The ground floor includes a generous sitting room with engineered oak flooring and a central log burner, offering a warm and inviting atmosphere. Opposite, the dining room provides an elegant and flexible space for entertaining, enhanced by a bay window and French doors leading directly to the garden. A utility/boot room and cellar complete the accommodation on this level.

Outside, the wraparound garden provides a sense of privacy, with lawns framed by mature trees and established planting. A summer house offers a peaceful retreat or outdoor workspace. The garage is currently arranged as a home gym with a sauna, and the front of the property benefits from a generous driveway with parking for multiple vehicles.







BEDROOMS

The first floor offers four double bedrooms, three of which include built-in storage. The family bathroom features a bath with an overhead shower and a dual sink. On the second floor, a versatile loft room provides additional space suitable for use as an office or occasional bedroom.





Approximate Gross Internal Area

Main House 2656 sq. ft / 246.70 sq. m

Outbuildings 280 sq. ft / 26.00 sq. m

Total 2936 sq. ft / 272.70 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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