



8 HILLGARTH

Hindhead, Surrey, GU26



AN IMMACULATELY PRESENTED DETACHED FAMILY HOME

Located on the sought-after Hillgarth development, ideally positioned between the villages of Hindhead and Grayshott. The surrounding area is renowned for its excellent walking routes and access to beautiful countryside.

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Local Authority: Waverley Borough Council
Council Tax band: G
Tenure: Freehold



THOUGHTFUL DESIGN FOR THE HEART OF THE HOME

Set behind boundary planting and approached via a carriage-style driveway, this well-presented family home offers generous, well-designed living space throughout. A bright entrance hallway with warm wooden flooring leads to a downstairs cloakroom, which includes bespoke cabinetry, a unique fishbowl sink, and a custom-designed library door with an automatic close mechanism—adding both functionality and character.

The kitchen has been thoughtfully redesigned and opened up to create a practical and spacious heart of the home. A partially vaulted ceiling increases the sense of space, while handcrafted cabinetry includes a large central island, pantry cupboards, and built-in banquette seating with soft-close storage beneath each bench. High-specification appliances include a double wine and champagne cooler, and a Quooker tap that provides instant boiling, chilled filtered, and sparkling water. Underfloor heating is installed in both the kitchen and adjoining utility room, which also includes an under-sink electric waste disposal unit for added convenience. Automated rain-sensing skylights bring additional light and ventilation to the space.





A BEAUTIFULLY BALANCED HOME INSIDE AND OUT

The sitting room enjoys a triple-aspect outlook and features a recently installed eco-compliant log burner, set within a French limestone surround. This room is generously sized and naturally bright, offering a comfortable space for everyday living.

The formal dining room opens directly into a delightful conservatory area making the space perfect for relaxed entertaining. The conservatory is fitted with electric underfloor heating and an electric roof window, allowing for year-round use whilst overlooking the garden.

A separate study/music room, complete with bespoke built-in desks and shelving, provides an ideal space for working from home.





ACCOMMODATION

The principal bedroom is a bright and generously proportioned space, with large windows that frame views of mature trees at the rear of the property. This outlook provides both privacy and a calm, natural backdrop.

The room easily accommodates a super king-size bed with ample space for additional furniture, such as bedside tables, a dressing table, or a seating area. Built-in or freestanding storage can be added without compromising floor space, making the room both comfortable and functional.

The room is finished in subtle trompe l'oeil wallpaper by Andrew Martin, introducing texture and visual interest while maintaining a neutral and cohesive design.

The adjoining en suite bathroom was fully refitted in 2020 to a high specification. It includes a large walk-in shower with modern glass screening and high-quality fixtures, twin basins set into a sleek vanity unit offering practical storage, a wall-mounted WC, and marble-effect tiling throughout. The layout is efficient, with a focus on clean lines and easy maintenance, combining practicality with a modern aesthetic.





Upstairs, there are three further well-sized bedrooms, each with its own character. A modern family bathroom serves these rooms, with both a bath and separate shower.

Gardens & Grounds

The rear garden was fully landscaped in 2024 and includes a brand new patio and a landscaped dining area with solar lighting, an automatic irrigation system has also been installed making the garden easy to maintain. The front garden was updated in 2023, and the boundary fencing was replaced in 2020.

The double garage has electric doors, newly fitted windows and rear door, along with new external security lighting. Further recent improvements include a new gas boiler, enhanced water pressure system, refurbished flooring, and exterior works such as repointing and gutter replacement.





Total 2092 Sq. ft / 200.70 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.

We would be delighted
to tell you more.

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