



Summerden South,
Grayshott **GU26**



The major portion of a former Edwardian fishing lodge, with a **large garden** in an **unparalleled position** surrounded by **glorious National Trust countryside**.

Summary of accommodation

Ground Floor Lobby | Entrance Hall | Cellar | Dining Room / Library | Drawing Room | Cloakroom | Kitchen

First Floor Three bedrooms | Shower Room | Bathroom

Second Floor Two further bedrooms

Garden and Grounds Landscaped Gardens | Ample off-road parking | Set in total 0.44 acres



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Services

We are advised by our clients that the property has private drainage, electricity, and oil central heating.

Agents note

The property is Leasehold with a National Trust lease of 99 years from 2023.

Viewings

Only by appointment through the Agents

Local authority

East Hampshire District Council



The Property

Summerden South is the larger half of a former fishing lodge next to the Waggoners Wells beauty spot.

It is in an unparalleled position in the midst of glorious National Trust countryside, well away from traffic, yet only 1.5 miles from the wide variety of shops and services of Grayshott village and the London/Portsmouth A3.

The south facing property is full of light.

The spacious rooms are a nod to the era the property was built in, with many rooms having original fireplaces and architrave.

There are attractive views from all of the rooms over the garden and surrounding woodland.





Location

Surrounded by protected heath and woodland, adjoining National Trust beauty spot, Waggoners Wells, Summerden South is just 1.5 miles from Grayshott, a thriving village on the Surrey/Hampshire border, with a wide variety of local shops and services, and 2 miles from the London/Portsmouth A3.

There are High street facilities and main line train services to London Waterloo from Haslemere and Farnham, while an excellent choice of state and private schooling can be found in the local area.

There are excellent sporting facilities – swimming, tennis and four good golf courses in the surrounding area.

Hundreds of acres of National Trust woodland and common land, ideal for walking and riding including Waggoners Wells, Ludshott and Bramshott commons, the Punchbowl and Frensham Ponds.

Gatwick and Heathrow airports are within an hour's drive, London is about 54 miles and the South Coast around 34.

Distances (Distances and times approximate)

Haslemere 5.4 miles (London Waterloo 56 minutes)

Guildford 15.4 miles (London Waterloo 39 minutes)

Heathrow Airport – 35.7 miles

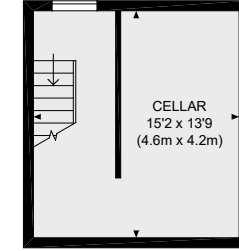
Gatwick Airport – 48.6 miles

London 54 miles.



Floorplan

Approximate Gross Internal Floor Area
3,170 sq ft / 294.5 sq m



LOWER GROUND FLOOR



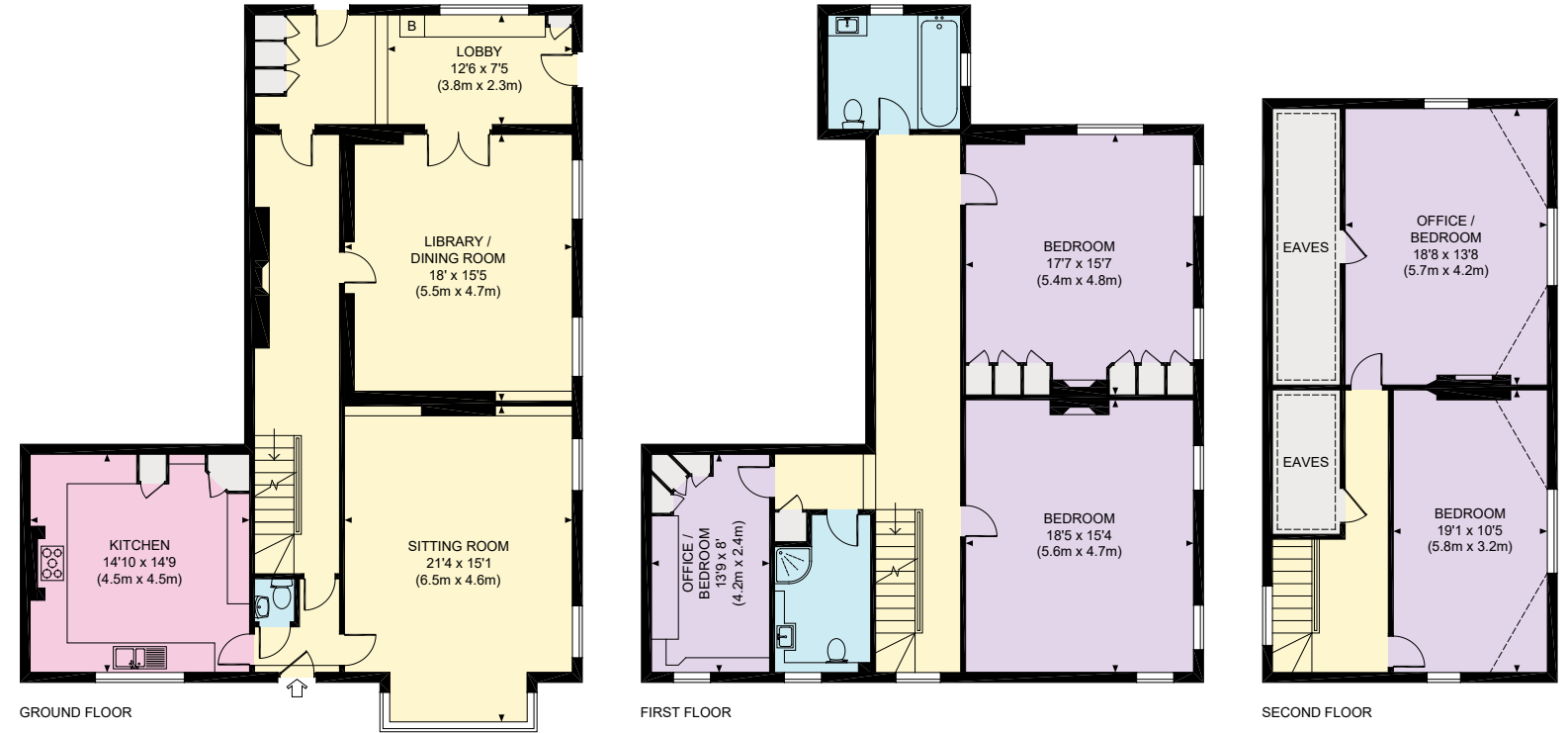
Knight Frank Haslemere
1 West Street
Haslemere,
Surrey
GU27 2AB
knightfrank.co.uk

Warren Powell-Richards
9 The Precinct,
Headley Road,
Grayshott,
Surrey
GU26 6LQ
www.wpr.co.uk

We would be delighted
to tell you more

Kate Erlam
01428 770563
kate.erlam@knightfrank.com

Darren Light
01428 604016
grayshott@wpr.co.uk



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