



INTRODUCING
1 WEST COTTAGES
HILL ROAD, BEACON HILL GU26 6QW

BEDROOM
3 BEDS

AREA
1066 SQFT

BATHROOM
1 BATH



KEY FEATURES

Character, semi-detached family home

Three/four bedrooms

Ornate fireplaces and wooden floors

Spacious open plan living/dining room

Central village location

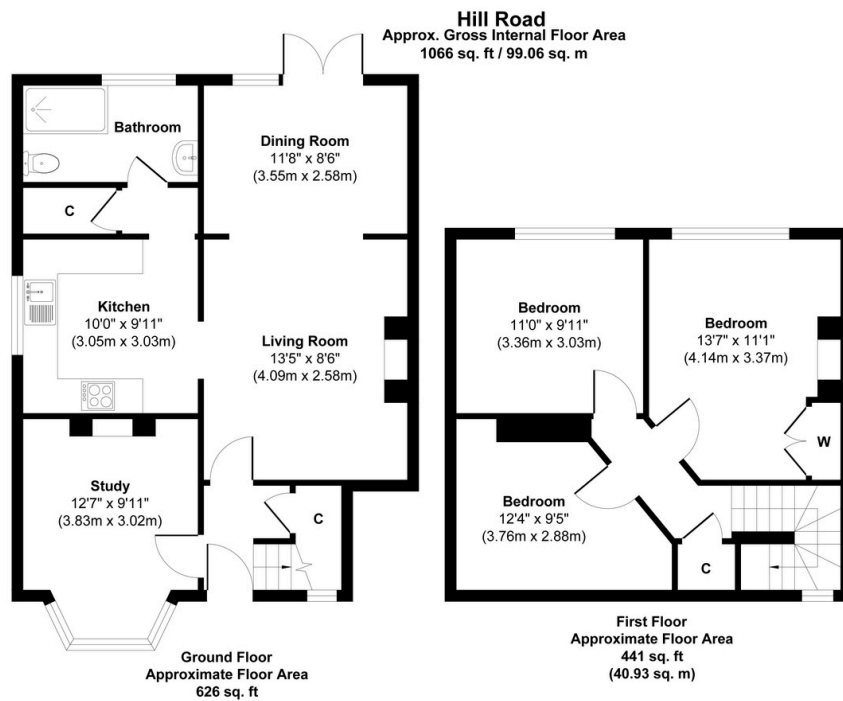
Off-road parking

Good-sized south westerly facing rear garden

WELCOME HOME

Step inside this wonderful family home dating back to the 1900's, which has been lovingly cared for during our clients ownership of the last 17 years. The ground floor comprises a wonderful open plan living dining room, with double doors that lead to the rear garden. There is a traditional style kitchen and a snug that is currently being utilised as bedroom four.

Head on upstairs where you will find three bedrooms, the master benefiting from a character fireplace and large windows allowing the natural light to flood the room.





OUTSIDE

West Cottages can be found on the left hand side of a pair of semi-detached properties. From the front there is driveway parking for one car and an area of garden enclosed by mature hedging creating privacy.

The south westerly facing rear garden is lined with fencing and mature shrubs and can be accessed via the dining room through double doors, truly bringing the outside in. Divided into distinct areas of patio, lawn and decking, this garden offers the perfect space for those who wish to enjoy the summer months entertaining, hosting BBQ's or growing seasonal vegetables.





NEED TO KNOW

Freehold
EPC Rating D
Mains Gas, Electricity & Water
Council Tax Band D
Waverley District Council

Whilst every effort has been made to ensure the accuracy these particulars should not be relied upon and should be verified by your solicitor.

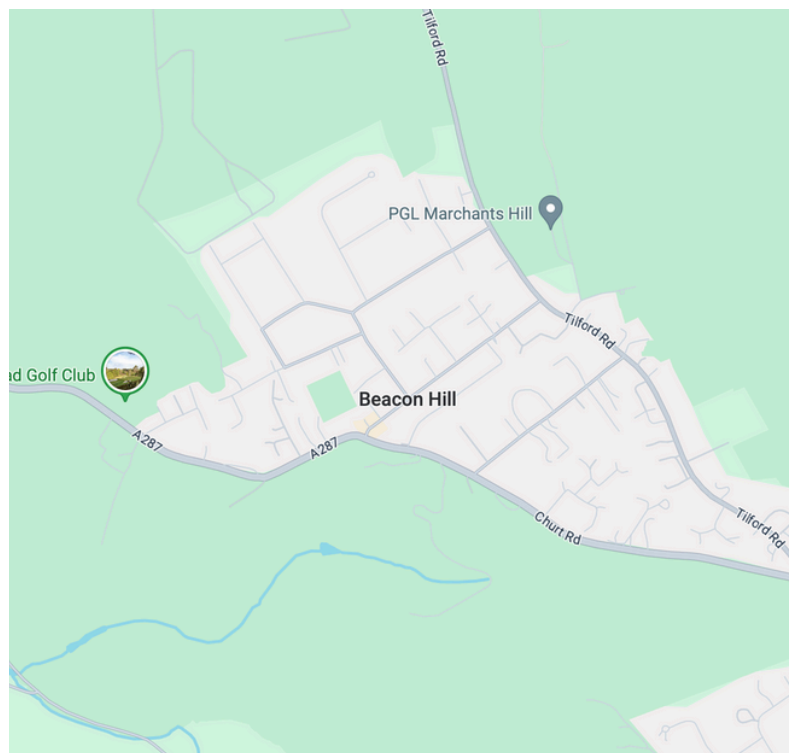


LOCAL TO YOU



Beacon Hill lies conveniently between the popular towns of Haslemere and Farnham and offers a plethora of amenities. Having a highly regarded primary school, working mans' club, a golf club and a small selection of independently run shops all within striking distance.

You are also ideally placed close to the village of Grayshott and the perfect location to explore the outdoors, with The Devils Punchbowl NT, Waggoners Wells and Frensham Ponds NT within a 10 minute drive.



PUBS

THE HOUND & HEATHER
LONDON ROAD
HINDHEAD

FOX & PELICAN
HEADLEY RD
GRAYSHOTT

SHOPS

TESCO
LION GREEN
HASLEMERE

SAINSBURYS
MIDHURST ROAD
LIPHOOK

SHOPS

M&S
PORTSMOUTH RD
HINDHEAD

SIMPLY FRESH
BEACON HILL RD
BEACON HILL

RESTAURANTS

ADRIANO ITALIAN
HAMPTON TERRACE
BEACON HILL

APPLEGARTH
HEADLEY ROAD
GRAYSHOTT

CAFE

SCOOP
BEACON HILL RD
BEACON HILL

CAFE TWENTY5
LONDON RD
HINDHEAD



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