



INTRODUCING
OAKVIEW

HEADLEY ROAD, GRAYSHOTT, GU26 6LD

BEDROOM
3 BEDS

AREA
975 SQFT

BATHROOM
1 BATH



KEY FEATURES

- Prime central village location
- Open plan kitchen and dining room
- Living room with space for L shaped sofa
- Three double bedrooms and separate office room
- Large south facing garden with a small decking area
- Parking available by separate lease agreement
- No onward chain

WELCOME HOME



Located in the heart of Grayshott Village, this character half tile-hung home offers both convenience and well-proportioned accommodation, arranged over three floors.

Downstairs

The wonderful open-plan kitchen/dining room forms the heart of the home and features integrated appliances, a skylight, and double doors opening onto the south-facing garden. To the front of the property is a cosy snug living room, featuring large windows that flood the space with natural light, along with a useful under-stairs cupboard.

Upstairs

On the first floor is the principal bedroom, a family bathroom with bath and overhead shower, and a study, ideal for those working from home or seeking a hobby space. On the second floor are two further bedrooms.

Outside

The rear garden is a real feature of this home, being mainly laid to lawn with a decking area, perfect for enjoying the warmer months. Measuring approximately 100ft in length, it is bordered by fencing, mature hedging, and established trees, offering a good degree of privacy.

A gate at the end of the garden provides access to a gravel parking area, where the current owners benefit from a lease agreement allowing parking for a vehicle.

What our client says..

From the moment I walked into the beautiful kitchen and saw how it flowed out onto a private patio and garden, I was in love with it. Being right in the centre of the village is so convenient, with two supermarkets, great restaurants (especially Bayleaf), good hairdressers, and lovely local walks all close by, as well as good nearby schools.

The house is bright and airy, especially with the skylight in the kitchen/dining area, which really brings in the natural light.



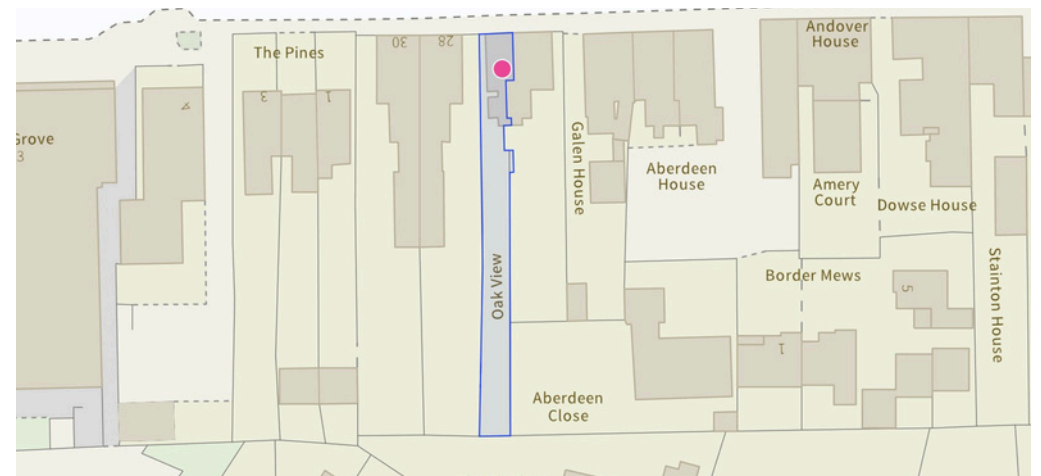




NEED TO KNOW

Freehold
EPC Rating D
Mains Gas, Electricity & Water
Council Tax Band D
East Hampshire 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.

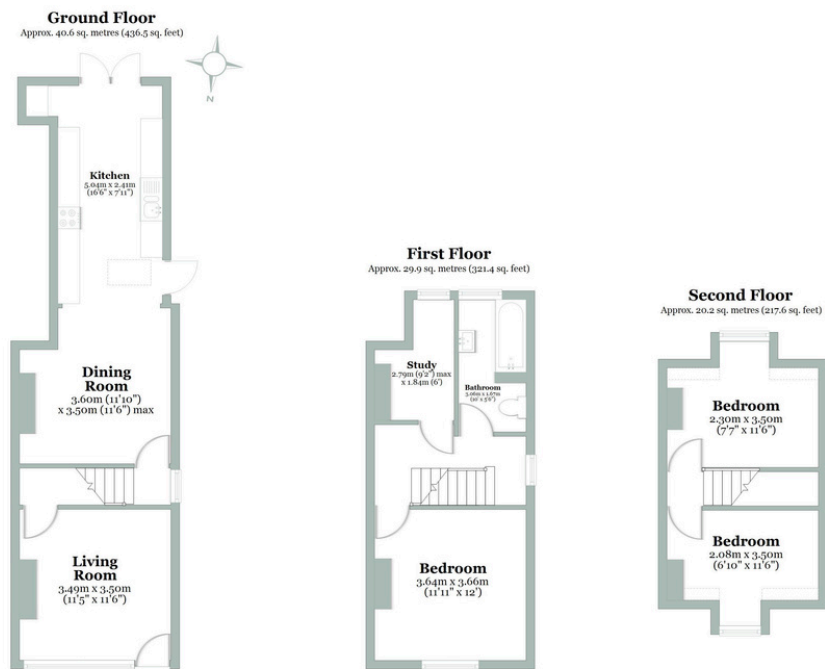


FURTHER INFO



Surrounded by beautiful National Trust locations such as the Devils Punch Bowl, Waggoners Wells and Ludshott Common, Grayshott is the ideal location for those who love to explore the countryside.

With a mix of small boutique shops, hairdressers, welcoming cafes, a choice of eateries including Applegarth Farm, and a new wine bar, Grayshott really does have everything one would need for that wonderful village life.



Total area: approx. 90.6 sq. metres (975.5 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

PUBS

FOX & PELICAN
HEADLEY ROAD
GRAYSHOTT

DEVILS PUNCHBOWL
LONDON ROAD
HINDHEAD

SHOPS

SAINSBURYS
HEADLEY ROAD
GRAYSHOTT

COOPERATIVE
HEADLEY ROAD
GRAYSHOTT

RESTAURANTS

APPLEGARTH FARM
HEADLEY ROAD
GRAYSHOTT

THE BAYLEAF
CROSSWAYS ROAD
GRAYSHOTT

CAFE

RED ROSE TEAROOM
HEADLEY ROAD
GRASHOTT

CAFE TWENTY5
LONDON ROAD
HINDHEAD

NATIONAL TRUST

DEVILS PUNCHBOWL
LONDON ROAD
HINDHEAD

WAGGONERS WELLS
WAGGONERS
WELLS ROAD



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