



Wychwood

Bridle Close | Grayshott | GU26 6EA



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Bridle Close, Grayshott, GU26 6EA

Freehold

Generous detached family house offering flexible accommodation with three first floor bedrooms and four reception rooms on the ground floor. Level gardens to both the front and rear with both garage and driveway parking.

- Situated within a small cul de sac
- Close to National Trust land at The Golden Valley, Waggoners Wells and Ludshott Common
- Walking distance of Grayshott village centre
- Level front garden, predominantly laid to lawn with driveway parking leading to an attached garage (with workshop area to the rear)
- Large entrance hall with shower room and stairs to the first floor
- Dining room with large window overlooking the front garden
- Front aspect study
- Generous sitting room with multifuel stove for cosy winter evenings, and patio doors onto the rear garden ideal for throwing open during summer months
- Modern kitchen, overlooking the garden, with space for a breakfast table. A good range of drawers and cupboards plus integrated Neff double oven and gas hob
- Separate utility room with doors to both the garden and a hobby room
- Spacious first floor landing
- Three good sized double bedrooms
- Family bathroom fitted with a modern white suite
- Covered walkway linking garage to house.
- Well loved and cared for rear garden, with patio across the rear of the house. Packed floral borders offering interest and colour throughout the year, with roses, rhododendrons, hydrangeas and several fruit trees. The remainder of the garden is laid to lawn, but there is also a useful summerhouse and shed



LOCATION

Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools. The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

DIRECTIONS

From the centre of Grayshott village take the B3002 west towards Headley Down. Just after Waggoners Wells, where the road bends sharply to the right, turn right into Waggoners Way, then right again into Bridle Close. Wychwood is the 2nd house on the right

COUNCIL TAX

East Hampshire District Council/Hampshire County Council Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

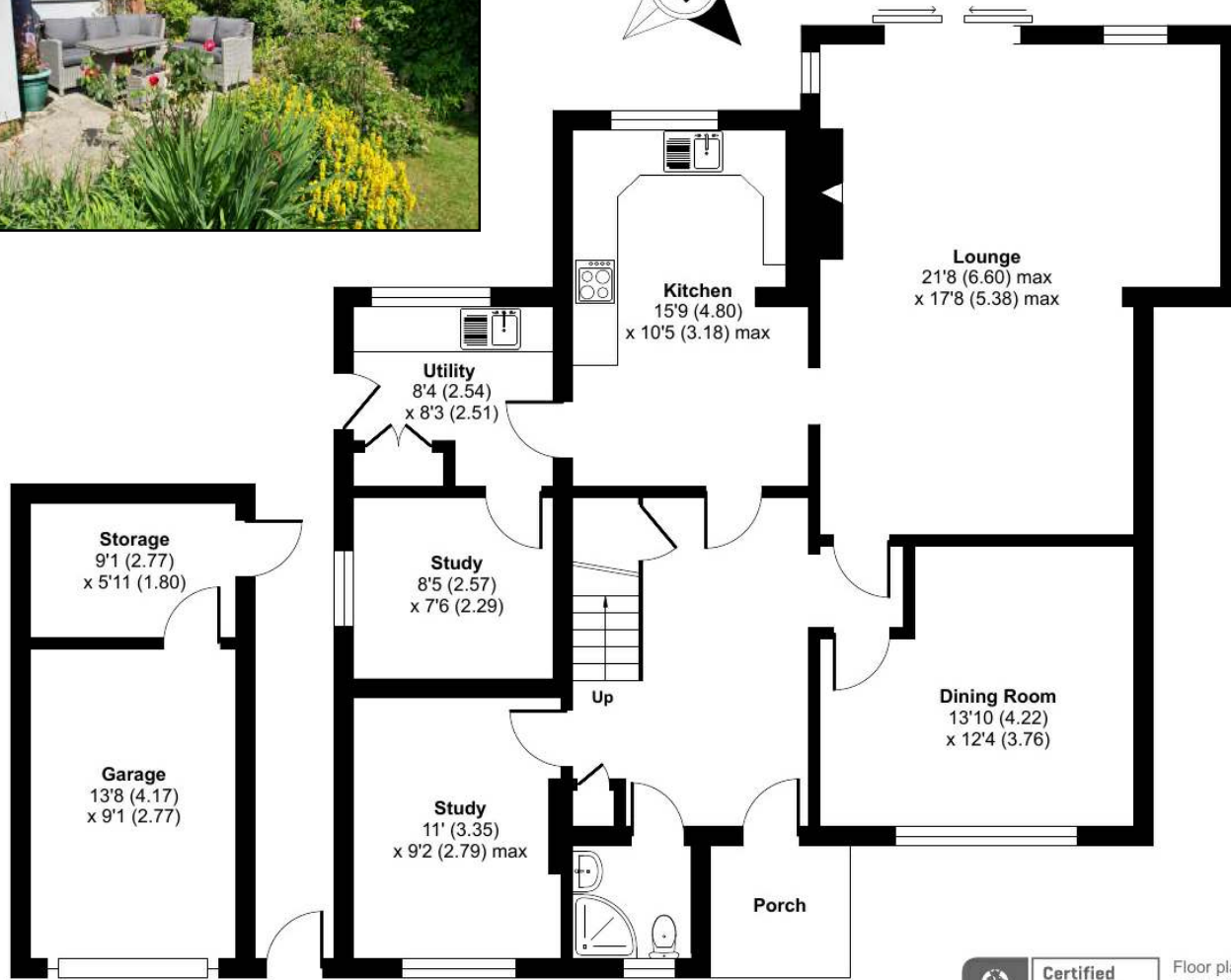
SERVICES

All mains services

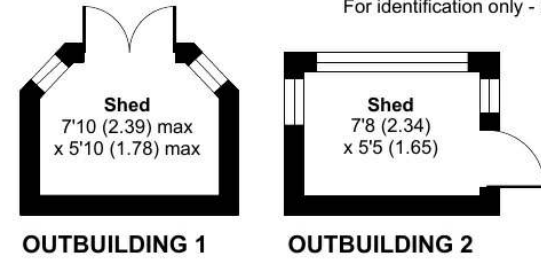




Approximate Area = 1953 sq ft / 181.4 sq m (includes garage)
 Outbuildings = 85 sq ft / 7.8 sq m
 Total = 2038 sq ft / 189.2 sq m
 For identification only - Not to scale

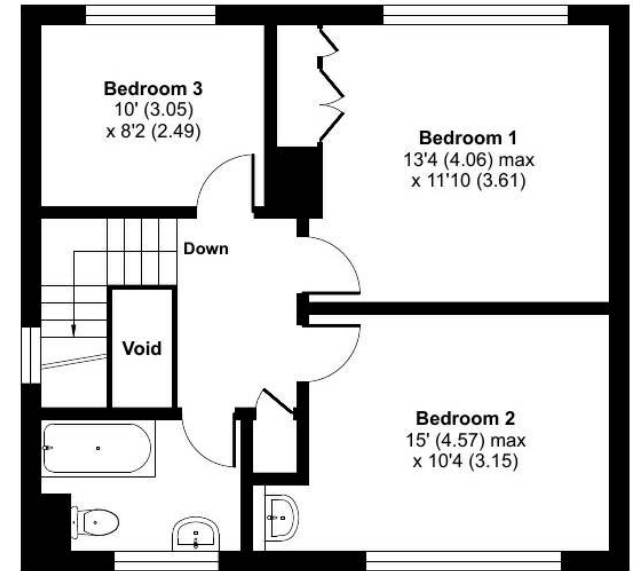


GROUND FLOOR



OUTBUILDING 1

OUTBUILDING 2



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1005891

Energy Efficiency Rating	
Current	Potential
	81
65	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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