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# 31 Beech Hanger Road

Grayshott | Surrey | GU26 6LS



## 31 Beech Hanger Road Grayshott, Surrey, GU26 6LS

### Freehold

Substantial five bedroom family house, providing modern open plan accommodation to the ground floor. Popular residential position close to the village school and walking distance of village centre shops and services. Off road parking and enclosed south facing rear garden.

- Semi detached family house offering spacious accommodation, approx 2,000 sq feet, over 3 floors
- Block paved driveway parking for two cars leading to covered entrance porch
- Good sized entrance hall with cloakroom and wide feature staircase. Engineered wood flooring extending into reception room
- Front aspect family room/study
- Fantastic "heart of the home" open plan kitchen, dining room, sitting room with wall to wall bi-fold doors with integral electric controlled blinds, and velux windows with the same remote control electric blinds. Modern white kitchen with integrated appliances (including induction hob) and large breakfast bar. Bespoke wall storage unit offering extensive storage/displays
- Large utility room
- Wide first floor landing
- Four first floor bedrooms, 1 with en suite shower room, and family bathroom
- Stairs to 2nd floor landing with access to large eaves storage and loft hatch
- Master bedroom with en suite shower room
- Enclosed rear garden with wide decked entertaining terrace adjacent to the house, raised flower beds to one side and large garden room/timber outbuilding (fully insulated but without power or heating currently)
- Recently installed solar panels



## 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 pre-schools. 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 our office in the centre of Grayshott take the B3002 towards Headley Down. After a short distance turn right into School Road. Take the 2nd left into Beech Hanger Road and no 31 is the third house on the left hand side.

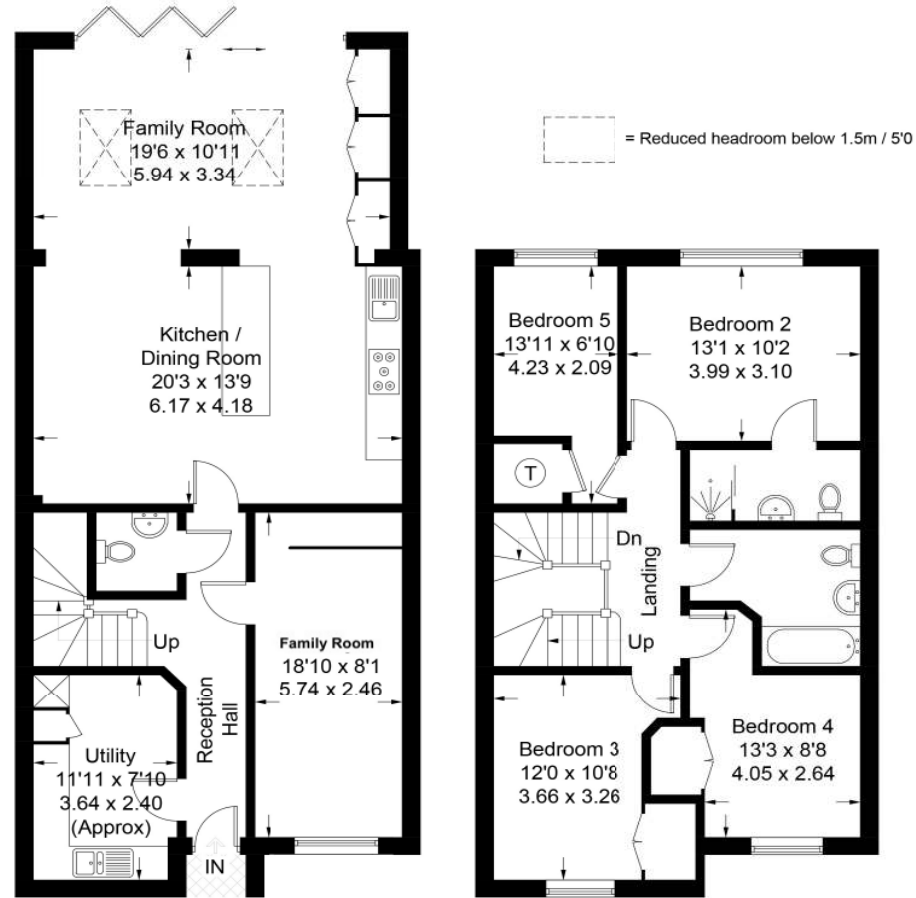
## COUNCIL TAX

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

## SERVICES

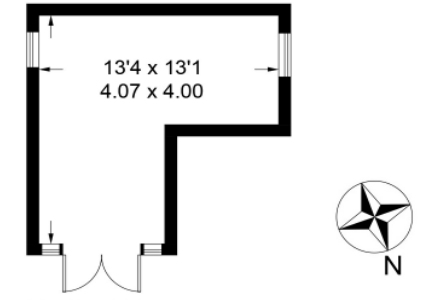
All mains services, in addition to solar panels.



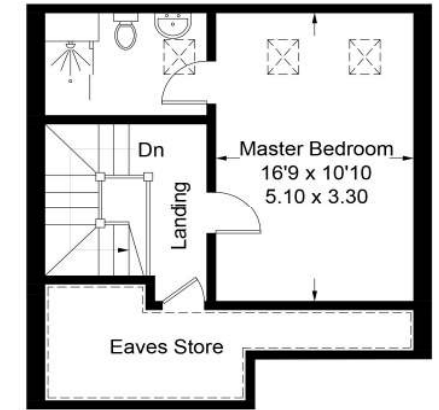


**Ground Floor**  
942 sq ft / 87.5 sq m

**First Floor**  
696 sq ft / 64.7 sq m



**Outbuilding**  
(Not Shown In Actual Location / Orientation)



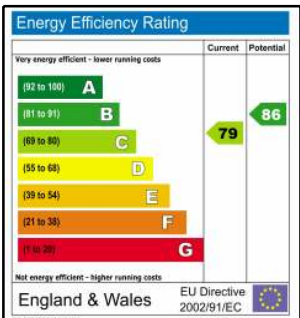
**Second Floor**  
328 sq ft / 30.5 sq m  
(Excluding Reduced Headroom / Eaves)

Approximate Gross Internal Area = 1966 sq ft / 182.7 sq m  
(Including Garage)

Garage = 131 sq ft / 12.2 sq m

Total = 2097 sq ft / 194.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID306309)



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

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