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# Amesbury Cottage | £1,195,000

Hindhead | Surrey | GU26 6BN





## Amesbury Cottage

High Pitfold, Hindhead, Surrey, GU26 6BN

£1,195,000 Freehold

Charming detached character home, with origins dating from 1906, but with all the usual modern family facilities, including garden office and two annex outbuildings. Generous level gardens, beautifully landscaped over the last 30 years by the current owner to offer versatility, privacy and interest throughout the year.

- Grounds of approximately 1/4 of an acre
  - Generous driveway parking
- Semi rural position on the outskirts of Hindhead, Grayshott and Hammer
- 2,341 square feet of accommodation
  - Detached studio annexe
  - Detached one bedroom annexe
    - Home office
- Summerhouse, currently used as a treatment room
  - Two receptions
  - Kitchen/dining room
  - En suite master bedroom
- Two further bedrooms and a study
  - Family bathroom
  - Sauna and large workshop



- Large gravel driveway offering extensive parking and turning, flanked by mature hedging offering a high degree of privacy
- Pitched Oak framed entrance porch opening into entrance hall with attractive flagstone flooring
- Double aspect kitchen/dining room with patio doors onto an ornamental courtyard with water feature and topiary shrubs. Modern kitchen with integrated, dishwasher, fridge and bin store, generous storage and work surfaces. Dining area with plenty of space for furniture with an attractive corner log burner
- Separate large utility room with butler's sink, space for white goods and access to a WC
- Triple aspect sitting room with central feature fireplace housing a log burning stove and patio doors onto a patio covered by a rose clad pergola, with garden views beyond
- Double aspect snug
- Double aspect master bedroom with built in wardrobe, eaves storage and en suite shower room
- Family bathroom with both bath and free standing shower unit
- Two further double aspect double bedrooms with eaves storage
- Box room / Study with eaves storage
- Large detached outbuilding, with vaulted ceiling's throughout, used as annex accommodation. Living area with kitchenette, double bedroom and en suite shower
- 2nd outbuilding offering studio annex accommodation with shower and w.c
- Family sized sauna
- Within the gardens are also a greenhouse, a summerhouse used as treatment room and an outbuilding used as a home office linked by a covered area to a workshop storage room offering great flexibility for modern family life
- The gardens are a real feature of this property, and have been carefully cultivated over the years to provide a well established space worthy of this character cottage. It really has to be seen to be appreciated but within are lawns, water features, pergolas, brick arches, several seating areas, raised vegetable beds and well stocked borders





## LOCATION

Situated close to the Surrey/Hampshire border close to both Hindhead and Grayshott villages and extensive areas of open National Trust heath and the Devil's Punch Bowl. Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having good high street shopping and main line rail connections to London. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports. Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty. Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle. There is a good selection of state and private schools in the area, including Grayshot Primary, Amesbury, St. Edmund's, The Royal School, Woolmer Hill, Bohunt School and College, and Highfield. Also nearby are Edborough School, More House, Frensham Heights, Bedales, Aldro, Charterhouse, Prior's Field and St Catherine's and prep schools

## DIRECTIONS

From the roundabouts on the Grayshott side of the A3 slip roads turn west onto the old Portsmouth Road (A333). Follow the road down onto Upper Hammer Lane and go under the bridge over the A3. Almost immediately turn left onto Little Hammer Lane. At the top of the road turn right onto High Pitfold. Follow along and around the big right hand bend, then turn left, at island where the road splits, still on High Pitfold. Amesbury Cottage is the 1st house on the right hand side

## COUNCIL TAX

Waverley Borough Council/Surrey County Council.  
Main House - Council Tax Band E

One bedroom Annex - Council Tax Band A (Correct at time of publication and is subject to change following a council revaluation after a sale)

## SERVICES

Mains gas, electricity and water. Private drainage.





*Amesbury Cottage*

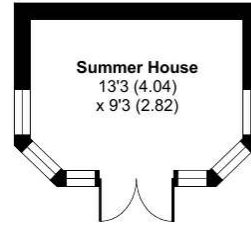
Photographs on this page a selection of summer garden images provided by the vendor



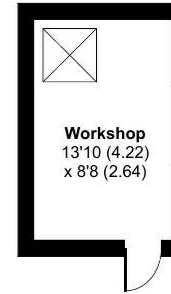
# High Pitfold, Hindhead, GU26

Approximate Area = 1485 sq ft / 137.9 sq m  
 Limited Use Area(s) = 81 sq ft / 7.6 sq m  
 Outbuildings = 775 sq ft / 71.9 sq m  
 Total = 2341 sq ft / 217.4 sq m

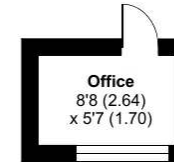
For identification only - Not to scale



OUTBUILDING 3

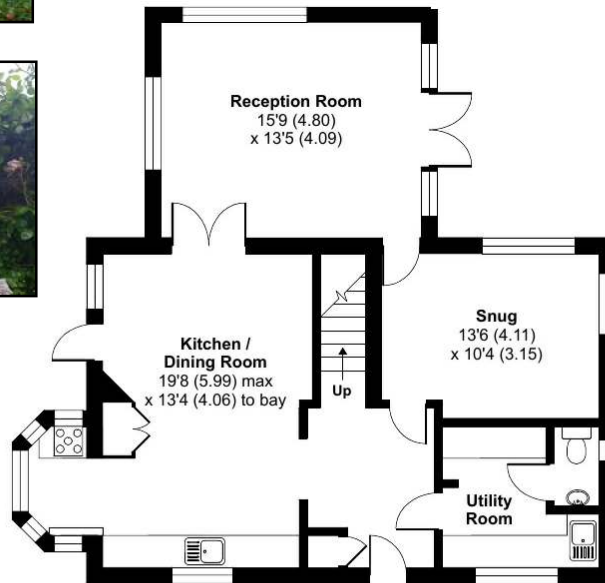


OUTBUILDING 4

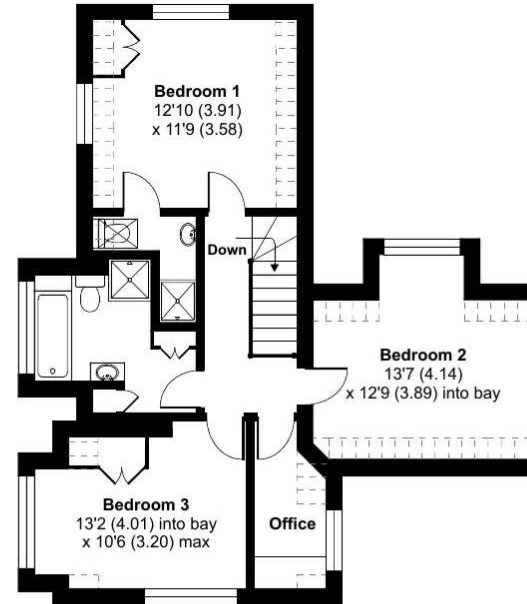


OUTBUILDING 5

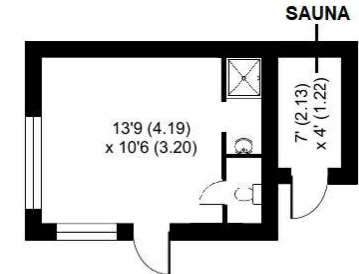
Denotes restricted head height



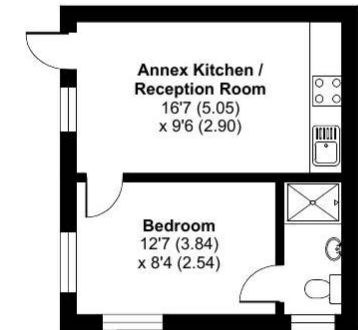
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	84



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1chemcom 2023. Produced for Warren Powell-Richards. REF: 964905

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