



# 7 Eight Acres

Beacon Hill | Surrey | GU26 6RY





## 7 Eight Acres

Beacon Hill, Hindhead, Surrey, GU26 6RY

Freehold

Well presented semi detached three bedroom house within generous gardens of 0.14 acres which back onto woodland. Off road parking and multiple out buildings.

- Semi detached three bedroom family house in a cul de sac position within walking distance of the village primary school and local shops
- Dating from the early 1930's with modern improvements and character features such as original doors and fireplaces on the 1st floor
- Larger than average gardens, carefully landscaped to provide several areas of interest over a number of terraces which back onto woodland beyond, ideal for walking, which extend towards Churt
- Beacon Hill is a popular village surrounded by beautiful countryside, whilst still convenient for the A3 at Hindhead and rail connections in either Farnham or Haslemere
- Driveway parking
- Semi detached original garage; for storage only
- Rear aspect sitting room with central fireplace (gas fire) and two sets of patio doors which open onto a sunny south-west facing deck, offering elevated views over the garden
- Fitted kitchen/breakfast room with generous storage, fitted oven and American fridge freezer. Scope for a breakfast table, with door opening onto the garden
- Master bedroom with original fireplace and extensive built in furniture/wardrobes
- Two further bedrooms and a family bathroom with both bath and free standing shower unit
- The gardens are a real feature of the property, and have been lovingly landscaped over the years to provide several low maintenance feature areas. Decking with storage below, lawn with Cherry and Pear tree, several seating area's, lower lawns, lower terrace with several outbuildings and further patio (which has been used for a 10ft swimming pool in the past). Viewing recommended as too much to describe !!





## LOCATION

Beacon Hill is a small, charming Surrey village surrounded by National Trust Land at The Golden Valley and The Devils Punchbowl. It has a number of useful local shops, restaurants and primary school. The neighbouring village of Grayshott offers a greater range of shops and services. There is easy access onto the A3 providing fast road links to London and the South Coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, restaurants, leisure facilities and other services. Close by, there are several Golf Courses, many acres of National Trust lands, ideal for walking and riding and sailing at Frensham Pond

## DIRECTIONS

From the double roundabout in the centre of Hindhead take the A287 towards Churt and Farnham. As you approach the parade of shops in Beacon Hill turn right into Beacon Hill Road. Turn left into Hill Road and follow around the bend at the bottom of the hill into Clovelly Road. Immediately turn left into Sandhead Road, follow into Eight Acres. No 7 can be found on the left hand side after a short distance

## COUNCIL TAX

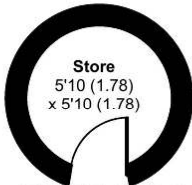
Waverley Borough Council/Surrey County Council.  
Council Tax Band C (Correct at time of publication and is subject to change following a council revaluation after a sale)

**SERVICES** All mains services

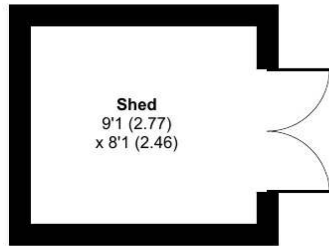


# Eight Acres, Hindhead, GU26

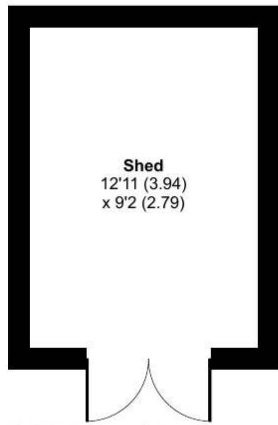
Approximate Area = 792 sq ft / 73.5 sq m  
 Outbuilding = 446 sq ft / 41.4 sq m  
 Total = 1238 sq ft / 115 sq m  
 For identification only - Not to scale



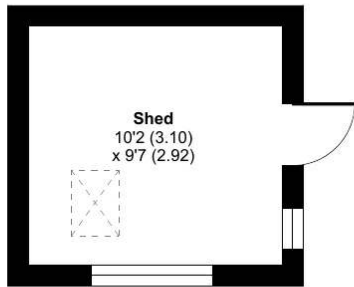
OUTBUILDING 5



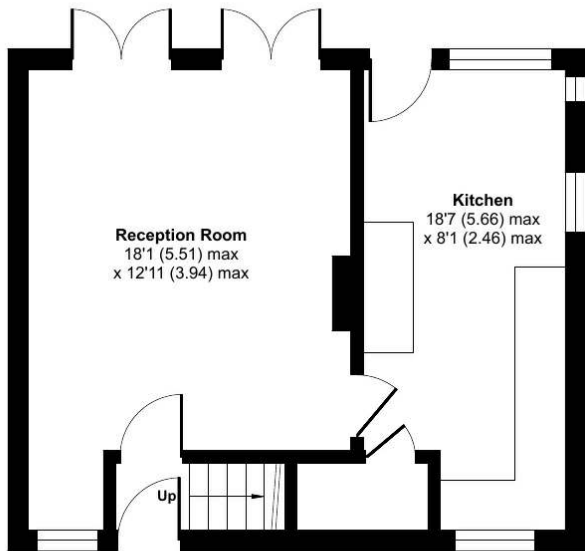
OUTBUILDING 4



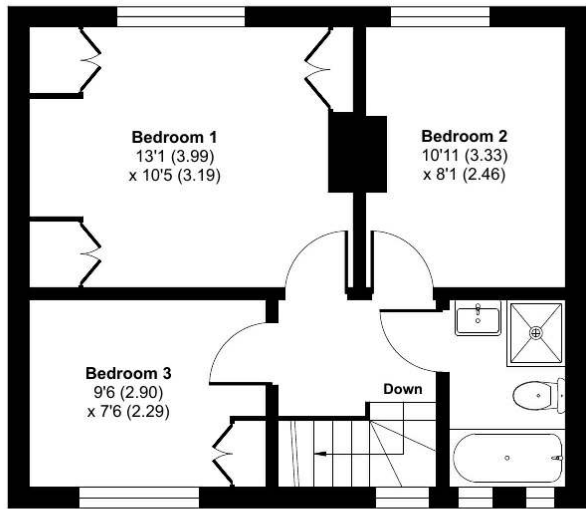
OUTBUILDING 2



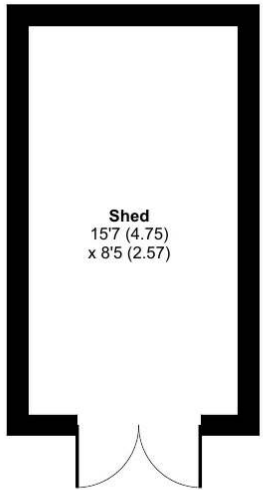
OUTBUILDING 3



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



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: 1046897

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
	79
	59
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epcau.com	

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110