

wpr

Redcot

Beacon Hill | Surrey | GU26 6RH



Redcot

Tilford Road, Beacon Hill, Hindhead, Surrey, GU26 6RH

Freehold

Beautifully presented Edwardian 4 bedroom house with accommodation arranged over three floors. Level enclosed cottage style rear garden with pathway to a hidden larger garden enjoying a wide lawn and southerly aspect. Popular village location enjoying a woodland outlook to the front

- Edwardian 4 bedroom semi-detached house
- A careful blend of modern family accommodation with retained character features throughout; principally, ornate fireplaces, coving and ceiling roses
- Village location overlooking woodland to the front
- Small front garden with hedging offering privacy with pathway and steps to a covered entrance porch
- Front aspect sitting room with wood flooring, central fireplace and large bay window
- Rear aspect dining room; again with wood flooring and central feature fireplace
- Newly fitted contemporary kitchen with tiled floor, wood work surfaces, and with new double glazing. Archway through to a utility/boot room offering garden access.
- Stairs to generous 1st floor landing with three bedrooms (two doubles with built in wardrobes and feature fireplaces and a single bedroom) and a modern fully tiled family bathroom with integrated shower
- 2nd floor master bedroom suite with double bedroom enjoying a part vaulted ceiling with large velux windows allowing the sun to flood in, built in wardrobes and an en suite bathroom with integrated shower
- South facing rear garden with patio area adjacent to the house, mature flower beds and lawn. A block paved pathway through an archway leads to a further wider "hidden garden" offering a large lawn, garden shed and decked entertaining terrace
- Plenty of on road parking to the front of the house



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 Churst and Farnham. As the road bends turn right onto Tilford Road. Redcot can be found on the left shortly after the turning to Beacon Hill Road.

COUNCIL TAX

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

SERVICES

All mains services

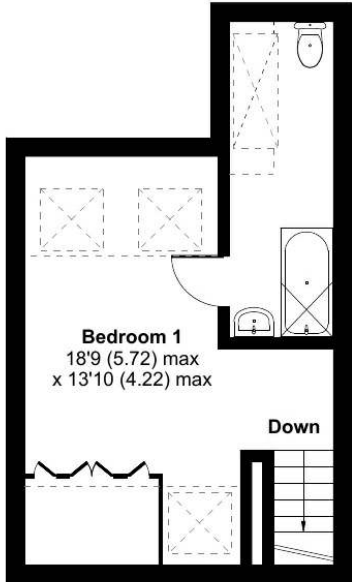
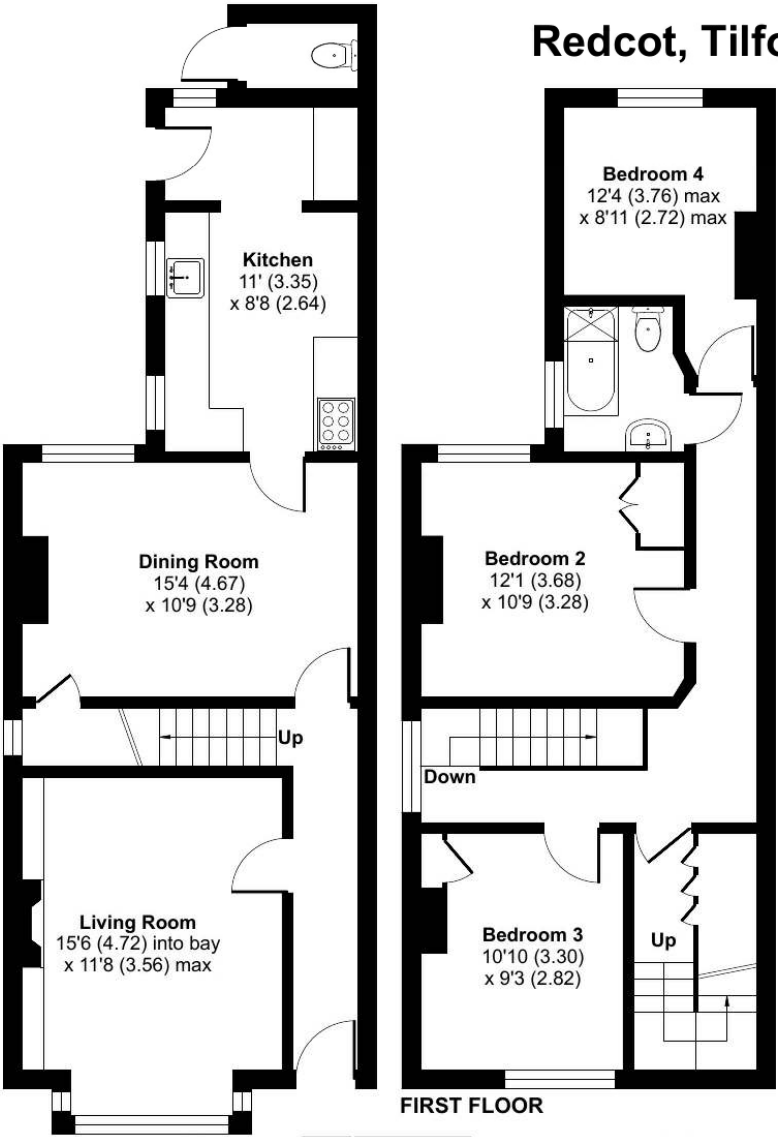
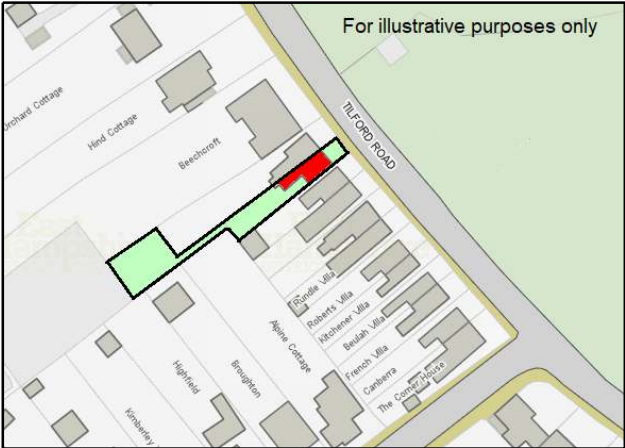


Redcot, Tilford Road, Hindhead, GU26

Approximate Area = 1335 sq ft / 124 sq m
 Limited Use Area(s) = 90 sq ft / 8.3 sq m
 Outbuilding = 15 sq ft / 1.3 sq m
 Total = 1440 sq ft / 133.6 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Warren Powell-Richards. REF: 999225

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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

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