



Lark Rise

Hindhead | Surrey | GU26 6SP





Lark Rise

Tower Road, Hindhead, Surrey, GU26 6SP

Freehold

Detached four bedroom family house in the heart of Hindhead. Generous driveway parking to the front in addition to an integral double garage and additional single detached garage. Situated in a south-west facing plot of 0.4 acres with carefully landscaped gardens.

- Situated within the historically prominent Tower Road area of Hindhead, which boasts numerous prestigious homes within large plots
 - 2,255 square feet of accommodation (including integral garage)
 - 3 Reception rooms plus Conservatory
 - Kitchen/breakfast room and separate utility room
 - 4 Bedrooms
 - 3 Bath/shower rooms
 - Double and single garages
 - Extensive driveway parking
- Walking distance of National Trust woodland and local shops
 - Short drive to the A3



- Mature front garden, offering excellent screening from the road, with a lawn area complete with bench, perfect for catching the morning sun
- Driveway parking for numerous vehicles in addition to an integral double garage (electric up and over door) and detached additional garage
- Deep covered entrance porch opening into generous hallway with stairs to good sized landing
- Sitting room with south-west facing window overlooking the garden and central feature fireplace with gas fire
- Formal dining room with glazed internal double doors opening onto a good sized conservatory which enjoys views over the gardens. Fitted with both blinds and radiator to enable use all year round
- Ground floor shower room
- Front aspect study
- Modern kitchen built offering generous drawer and cupboard storage including a built in dresser. Integrated dishwasher, fridge and range cooker with space for a fridge/freezer. Large window overlooking the garden. Open plan to a breakfast room with patio doors onto the garden
- Separate utility room with access to both the drive and garage
- Master bedroom with extensive built in wardrobe/furniture, en suite shower and views over the garden
- Double bedroom with en suite cloakroom and built in wardrobe
- Two further bedrooms and fully tiled family bathroom with both bath and separate shower
- Loft with both ladder and power, part boarded and offering scope to loft convert if desired subject to the usual constraints
- To the side of the house is a working garden area with raised vegetable beds and large greenhouse
- Formal rear gardens, enjoying the sun for most of the day. Landscaped to offer various areas of interest including a large paved terrace at the rear of the house, a good sized lawn, working area with compost bins, ornamental pond and a pathway through numerous shrubs including mature rhododendrons, hydrangea's of multiple colours, a magnolia tree and established red acer. To complete the picture is a further greenhouse





LOCATION - 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. A small selection of shops and services, including the local primary school can be found within walking distance in Beacon Hill. Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle.

DIRECTIONS - From our office in Grayshott take the Headley Road B3002 towards Hindhead. At the roundabout take the 1st major exit onto the Old Portsmouth Road and then turn left into Tower Road. Lark Rise is the last house on the left before the turning to Pine Bank

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

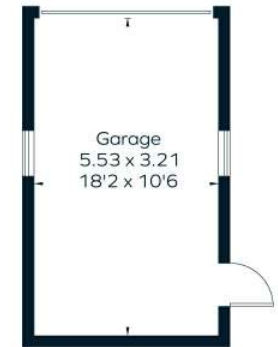
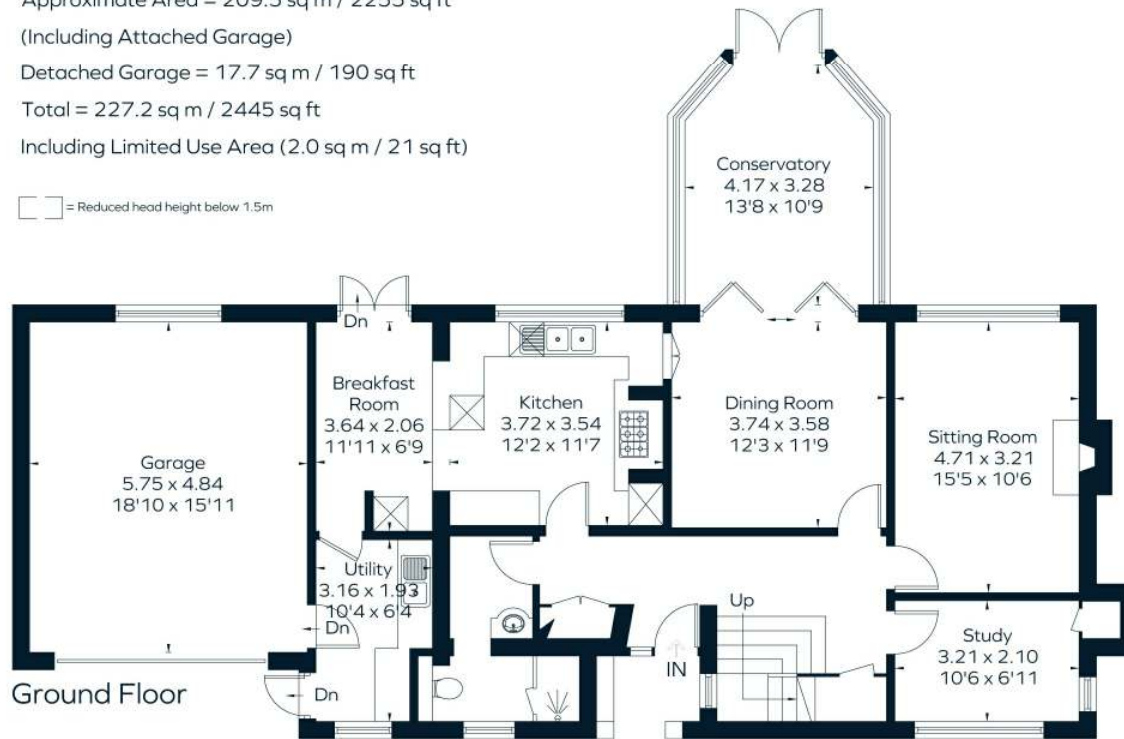
SERVICES - All mains services



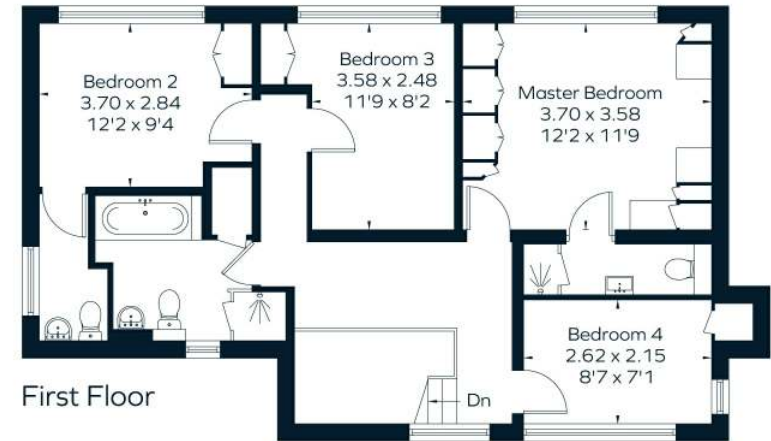


Approximate Area = 209.5 sq m / 2255 sq ft
 (Including Attached Garage)
 Detached Garage = 17.7 sq m / 190 sq ft
 Total = 227.2 sq m / 2445 sq ft
 Including Limited Use Area (2.0 sq m / 21 sq ft)

 = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 308918

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			
		56	72

England & Wales EU Directive 2002/91/EC
 WWW.EPC4U.COM

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