



 kelway
law

Hill Road, Hindhead, GU26 6QN

GUIDE PRICE: £500,000-£550,000



Hill Road

At a glance:

- Character semi-detached cottage
- Three bedrooms
- Sunny kitchen/breakfast room
- Large reception room
- Opportunity to personalise and modernise
- South facing rear garden
- Large detached garage
- Excellently positioned for access to village shops and National Trust woodland

Set in a central position, this delightful three-bedroom semi-detached cottage presents a wonderful opportunity for those seeking to put their own stamp on a home. Located in the heart of the village, this property is perfectly positioned for convenient access to local amenities, with an array of shops just a few minutes' walk away.

Upon entering, the side porch leads into a front aspect reception room with a gorgeous bay window. The central dining room is perfect for entertaining guests, while the bright kitchen is flooded in light from the sunny breakfast area and patio doors that lead out onto a south-facing garden. This property also features a WC, utility room and ample space for a home study.

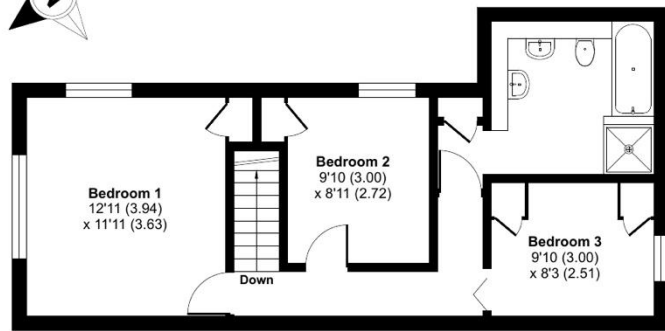
The first floor of this property is truly impressive, featuring a large master bedroom and two further double bedrooms, all with built-in wardrobes. The family bathroom is a spacious retreat, complete with a free-standing bath, a separate shower, a WC, and a bidet.

A gravel pathway leads to the front entrance, with a gate at the side giving access to the rear garden. The south-facing enclosed rear garden is mainly laid to lawn, with doors from the breakfast area leading to a patio area adjacent to the house, providing a seamless transition from indoor to outdoor living. Completing this stunning property is a large detached double width garage, offering additional storage or parking space.

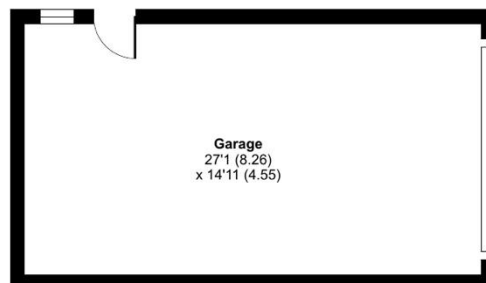


Approximate Area = 1796 sq ft / 166.8 sq m (includes garage)

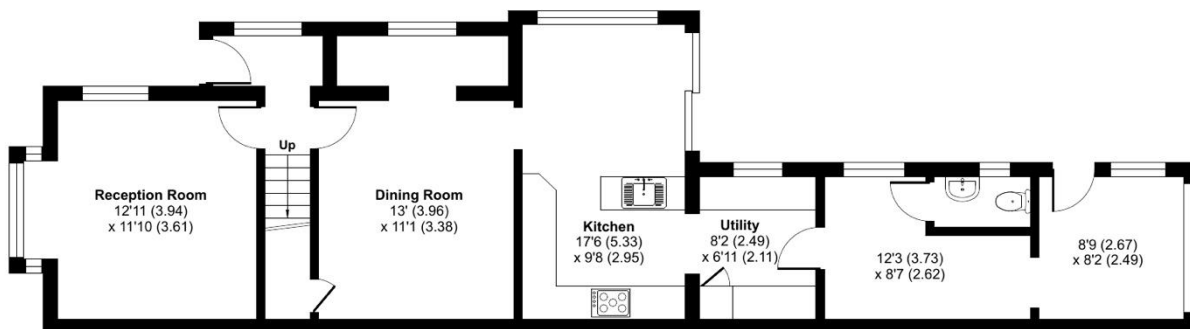
For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Kelway Law Estate Agents. REF: 956036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	G		

Hindhead & Surroundings:

With acres of National Trust land and open heathland, Hindhead offers a wonderful fusion of the larger towns of Farnham and Haslemere with the smaller villages of Grayshott and Beacon Hill offering conveniences including playing fields, Hindhead Golf Club, local shops and restaurants, doctors, dentists, pharmacies, churches and a range of highly rated state and private schools.

The larger towns of Farnham and Haslemere are within a short driving distance, both with high street shopping, a vast array of restaurants and cafés catering to most tastes with both towns ideally located for the commuter with fast links to the airports and main-line rail connections to London in under an hour. Access to the A3 is just a few minutes away, with dual carriageways leading to London and Portsmouth. Hazel Grove residents can benefit from quick access to Haslemere via a controlled bollard.

Additional Property Details:

Council Tax Band: D
 Local Authority: Waverly
 Services: Mains Gas, Electric & Water
 Tenure: Freehold
 Lease Length: N/A
 Service Charge: N/A
 Ground Rent: N/A
 What3Words: ///newlywed.mend.mobile



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.