



'Fairfield' Mowatt Road

A three-bedroom detached bungalow in a sought-after residential road offering flexible and adaptable accommodation.



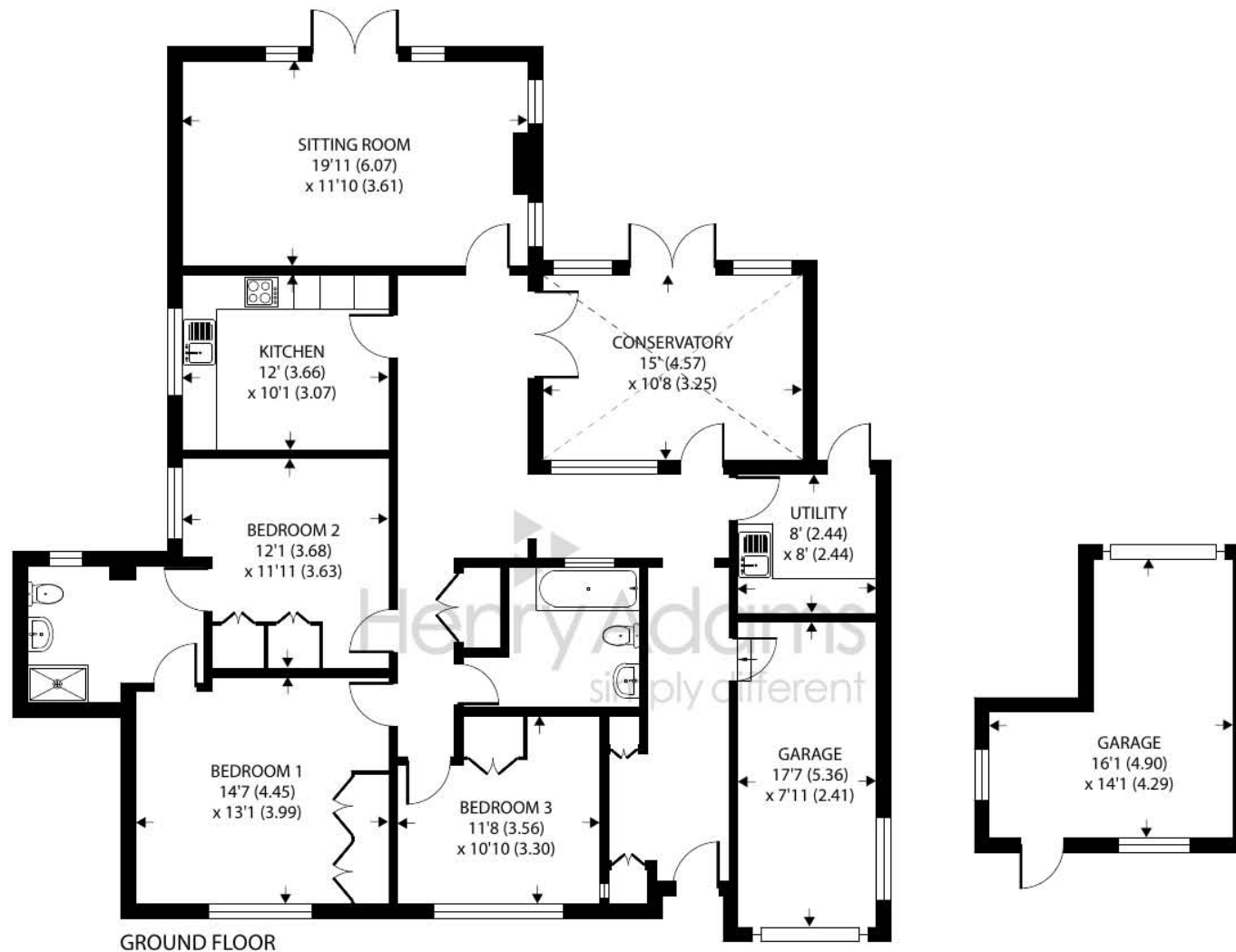
- ▶ **Detached Bungalow**
- ▶ **Level Walk Of Grayswood Village (10 Minutes Approx)**
- ▶ **Utility Room**
- ▶ **Detached Brick-Built Garage/Workshop To Rear**
- ▶ **Gardens Front & Rear**
- ▶ **No Onward Chain**
- ▶ **Spacious Living Room & Modern Kitchen**
- ▶ **Conservatory**
- ▶ **Driveway & Integral Garage**
- ▶ **Family Bathroom & En-Suite Shower Room**

You enter the property via a long entrance hall with built-in cupboards and doors on your right leading into an integral single garage and a utility room beyond that. To the rear of the property the hallway turns left opening into a central dining hall, off which to the left is a refitted kitchen and to the right double doors open into a large conservatory with doors onto the rear garden. Off the dining hall a door opens into the living room at the back of the property which features a fireplace and windows onto the garden. There are three generous bedrooms an en-suite shower room with jack & jill doors to bedrooms one and two as well as a family bathroom.

To the front of the property there is a driveway and garden enclosed by high hedging, to the side of the property a gated path leads to a good size, well-tended rear garden with patio, pond and pergola. At the end of garden is a brick-built garage/workshop accessed via Kingswood Firs.

East Hampshire District Council: Band F





GROUND FLOOR

Fairfield, Mowatt Road, Grayshott, Hindhead

Approximate Area = 1602 sq ft / 148.8 sq m

Garages = 314 sq ft / 29.1 sq m

Total = 1916 sq ft / 177.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1036356

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is conveniently located for access to both Grayshott village which has a good range of local shops and Haslemere town centre which has a good range of independent shops, restaurants, coffee houses and Waitrose and M&S Food. The A3 and Hindhead Tunnel are close by providing excellent road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 48 minutes. There are popular golf courses at Liphook and Hindhead and excellent schools locally both state and private for all ages. The surrounding area has many acres of beautiful National Trust land ideal for walking including the Devil's Punch Bowl.

Directions

SATNAV: GU26 6EY

What3Words: flasks.hairpin.airstrip

