Hunters Moon
Grayshott • Hampshire
Hunters Moon
GRAYSHOTT - HAMPSHIRE - GU26 6EG

Hunters Moon is 4 miles (6 km) to London Waterloo - 3 miles (4 km) - to Haslemere - 18 miles (29 km) - Central London 45 miles (All distances and times are approximate)

A country house in a glorious secluded setting with direct private access to hundreds of acres of National Trust land, just 45 miles from London.

Ground Floor
Outer Hall, Inner Hall, Drawing Room, 2 Studies, Family Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Pancry, Cloakroom

First Floor
Master Bedroom with en-suite Bathroom and 2 Dressing Rooms, 3 further Bedrooms, 2 Bathrooms, Cloakroom

Second Floor
4 Bedrooms, 1 Bathroom, 1 Study Room, Attic Storage area

Lower Ground Floor

In all approximately 7.7 acres

Guildford Country House
8 Chertsey Street
Guildford, Surrey GU1 4DL
Mike Sparks
01483 572 864
sparksm@hamptons-int.com

Hamptons Liphook
10 The Square, Liphook
Hampshire GU30 7AH
Guy Emanuel
01428 722 031
emanuelg@hamptons-int.com

Savills Country Department
33 Margaret Street
London W1G 0JD
Lottie Geaves
020 7016 3780
lgeaves@savills.com

Savills Farnham
39 Downing Street
Farnham GU9 7PH
Hugh Ball
01252 729 000
hball@savills.com

www.hamptons.co.uk
www.savills.co.uk

Your attention is drawn to the important notice on the last page of the text.
numerous trails. The South Downs are also nearby. A series of pathways and bridleways are easily accessible from Ludshott Common and its surrounding areas, including George Bernard Shaw’s Blencathra (named after the nearby village of Grayshott in Northeast Hampshire, close to the borders of Surrey and West Sussex). “Hunters Moon” has numerous excellent schools nearby. It is less than a mile from the prep schools of St Edmund’s, The Royal School, and plenty of room for a large breakfast table. The formal dining room is conveniently located for access to the garden, and the kitchen, with its large turning circle in front of the house, is an excellent place for family living. The house has a variety of attractive and unusual design features, including several arched windows, a large bay window in the drawing room and the dramatic, timber clad, pitched roof in the family room to the rear. The house has its own direct private access onto Ludshott Common. Communications: Communications from Grayshott are excellent with the A3 and A31 allowing convenient access to the mainline railway station at Haslemere, which is only 4 miles away. The M25 is just 21 miles away. Heathrow and Gatwick are also both with an hour’s drive away. The mainline railway network. The M25 is just 21 miles away. Heathrow and Gatwick are also both with an hour’s drive away. The mainline railway station of Haslemere is only 4 miles away. There are also mainline railway stations at Farnham and Guildford. In the Victorian and Edwardian eras, the area became popular with the Victorians because of its clean air and height above sea level (Gibbet Hill stands at 272 metres above sea level). Flora Thompson, author of “Lark Rise to Candleford”, was appointed assistant postmistress in the village of Grayshott in 1887. The estate, originally known as the “Kingswood Firs” estate, and renamed by Edmund Mowatt in 1884, also includes buildings on all of the nearest Waggoners Wells). The opening of the Hindhead Tunnel in 2011 dramatically increased access to the property and areas on the estate. The area and renamed it “Hunters Moon”, it is thought after Sir Robert Edmund Mowatt (1850-1931), who bequeathed the entire estate to Gonville & Caius College Cambridge to whom it passed on his death in 1931. The National Trust acquired part of the estate to give it a new lease of life. Edmund Mowatt, who was chairman of the National Trust in the first years of the 20th century, bought the property in 1868 from Sir Robert Edmund Mowatt (1850-1931), who bequeathed the entire estate to Gonville & Caius College Cambridge to whom it passed on his death in 1931. The National Trust acquired part of the estate to give it a new lease of life. 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Ground Internal Area (approx.)
Main House: 7,832 sq ft / 727 sq m
Floor Under Family Room: 587 sq ft / 55 sq m
External Stores: 433 sq ft / 41 sq m
Stables & Tack Room: 698 sq ft / 65 sq m
Total Gross Internal Area: 9,550 sq ft / 888 sq m

For identification only - Not to scale
Gardens & Outbuildings

The gardens at Hunters Moon are enchanting and were carefully planned by the current owners and garden designer, Fiona Lawrenson, who has won two gold medals at the Chelsea Flower Show. To the rear of the house is a secluded seating area, ideal for outdoor entertaining during the summer months. The garden is mainly laid to lawn and interspersed with lush, mature beds and a variety of trees. A timber framed rose walk leads through an ornamental part of the garden, which features pretty box hedging. The swimming pool area is incredibly well protected as it is surrounded by the original garden walls, which are attractively adorned with foliage. There is a patio area for poolside entertaining.

Beyond the garden are the paddocks, which are fenced with post and rail fences and the ménage. The extent of the land and woodland can be seen on the boundary plan.

Adjacent to the rear of the property is the stable block, which is a charming period building with 4 stables, a tack room, 2 store rooms and a hay loft above. This building may have potential for conversion, subject to the usual consents.

General Remarks and Stipulations

Tenure

The property is for sale freehold with vacant possession upon completion.

Local Authority

East Hampshire District Council

www.easthants.gov.uk

01730 266551

Council Tax

Band H

Services

The house is connected to mains water, mains gas and mains electricity. There is private drainage.

Directions (GU26 6EG)

From London, take the A3 West towards Kingston and Portsmouth. Continue on the A3, pass through Guildford and the Hindhead Tunnel. Immediately after the Tunnel take the slip road off the A3 and take the right at the first mini roundabout. At the second mini roundabout take the second exit onto the A298. Continue straight on to the A298. Take the first exit into Crossways Road. Take the first left into Kingswood Firs. Continue straight ahead, as the road bends to the right, turn left. Continue straight. The driveway to “Hunters Moon” will be straight ahead. As the driveway forks, take the right fork. At the second fork bear left, you will see the house ahead of you.

Viewing

Strictly by appointment with Savills and Hamptons International. If there are any points which are of particular importance to you, we invite you to discuss them with us, especially before you travel to view the property.

Important Notice

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Photographs taken: 2012 and 2013

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