



33 Hunters Place

An immaculately presented modern townhouse enjoying a prime position within this sought after gated development.



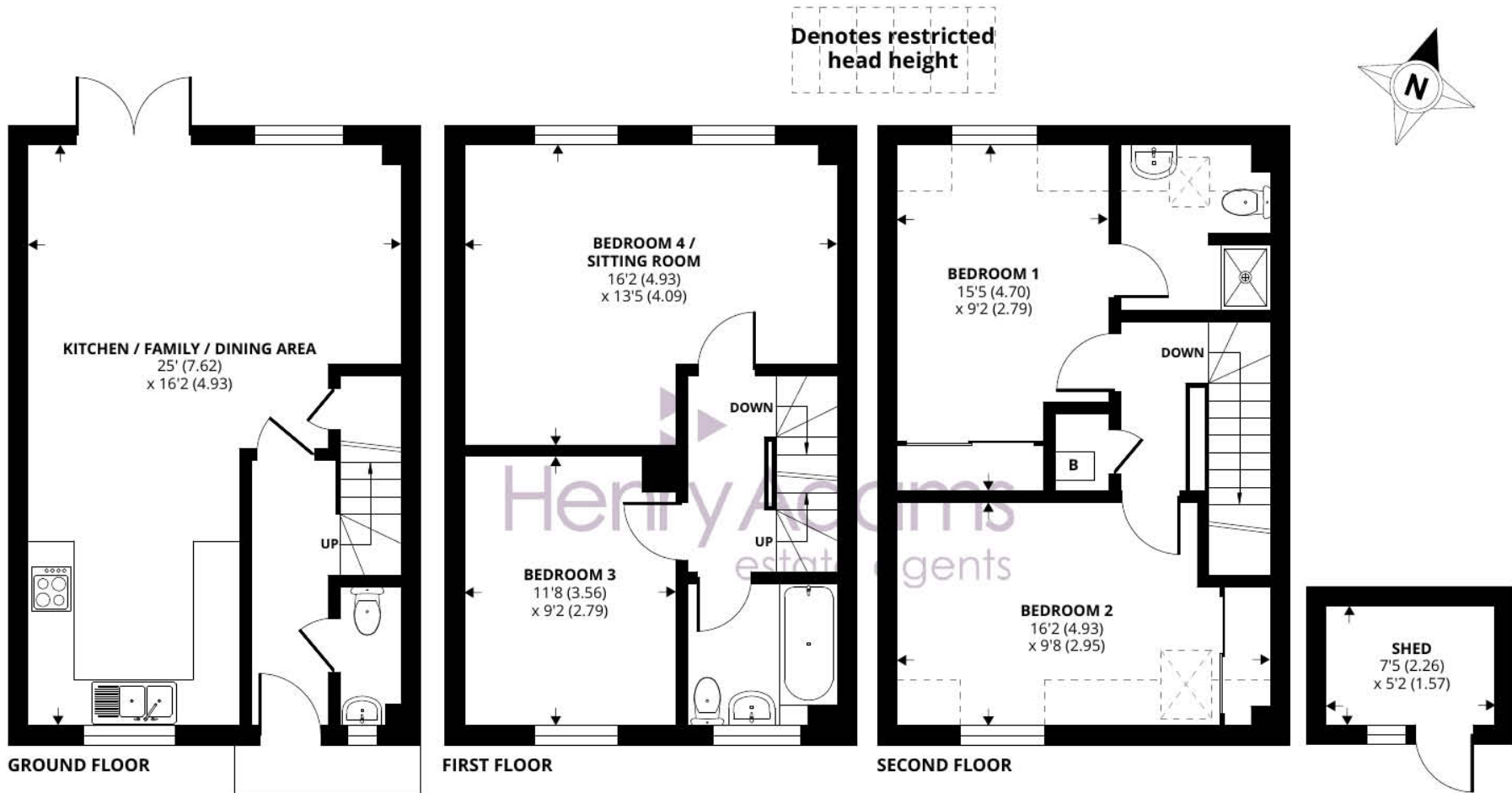
- ▶ **Delightful Gated Development**
- ▶ **Two Allocated Parking Spaces**
- ▶ **Versatile Living Space**
- ▶ **Three Further Bedrooms**
- ▶ **Beautiful Low Maintenance Garden with side access**
- ▶ **Family Bathroom**
- ▶ **Modern Fitted Kitchen**
- ▶ **Principal Bedroom With Ensuite**
- ▶ **Immaculately Presented Townhouse**
- ▶ **Downstairs Cloakroom**

This modern, end of terrace, townhouse, once the ex show home, is in perfect decorative order throughout. Located within the sought after Hunters Place development, built by Thakeham Homes circa 2014, 33 Hunters Place enjoys a prime position looking onto areas of green space bordered by mature trees. The property is within a short walk of local shops and cafes and provides excellent access to country walks and off-road cycle trails, all set in the Surrey Hills Area of Outstanding Natural Beauty (AONB).

The accommodation comprises an entrance hall with downstairs cloakroom, leading past the stairs into the open plan kitchen, dining, living room. The large ceramic floor tiles, and neutral décor give the property an exceptionally light and airy feel. The well appointed kitchen has an integrated split-level double oven, induction hob, washing machine and dishwasher, finished with cabinetry in grey wood tones. Double glazed patio doors lead onto the secluded garden and patio, with artificial turf and mature shrub borders with useful garden shed. There is side access leading to the front of the property.

On the first floor are two excellently sized bedrooms, one enjoying a front aspect, the other a rear aspect, and currently being used as a second reception room. A family bathroom completes the first floor accommodation. Leading up to the second floor are two further double bedrooms both with attractive fitted wood and mirrored wardrobes, the principal bedroom leads to a fabulous ensuite with large walk-in shower.





Hunters Place, Hindhead, GU26

Approximate Area = 1171 sq ft / 108.7 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1259 sq ft / 116.8 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 2024. Produced for Henry Adams. REF: 1149865

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

Conveniently located within a short walk of Hindhead Common and The Devil's Punch Bowl with its open heathland and ancient woodland, perfect for those that enjoy the outdoors and country walking. The village of Grayshott is a little over one mile away and the larger market town of Haslemere being just over three miles away. Haslemere benefits from a fast train service to London Waterloo in around 48 minutes. There are excellent schools locally for all ages. the Hindhead tunnel provides excellent road links to London and the South Coast.

Direction

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AGENTS NOTE: The management charge for lighting, automatic gates and general upkeep of communal areas (including the area of garden immediately to the front of the property) is £550 per annum and operated by Hunters Place Management Company Ltd.

Waverley Borough Council: Band: E (£2866.54)

Mains: Electric, gas, water and drainage.

