



Horseshoe Cottage

A stunning characterful semi-detached home in the heart of Grayswood in need of updating & modernising.



- ▶ **Character Period Home**
- ▶ **Potential To Update & Modernise**
- ▶ **Sought After Village Setting**
- ▶ **Fabulous Enclosed Rear Garden**
- ▶ **Downstairs Shower Room**
- ▶ **Close To Sort After Schooling**
- ▶ **Three Double Bedrooms**
- ▶ **Upstairs Bathroom**
- ▶ **Double Glazing Throughout**
- ▶ **Overlooking National Trust Land**

Horseshoe Cottage is an attractive semi-detached home is set in a idyllic position giving great access to Grayswood village and the areas beautiful open countryside.

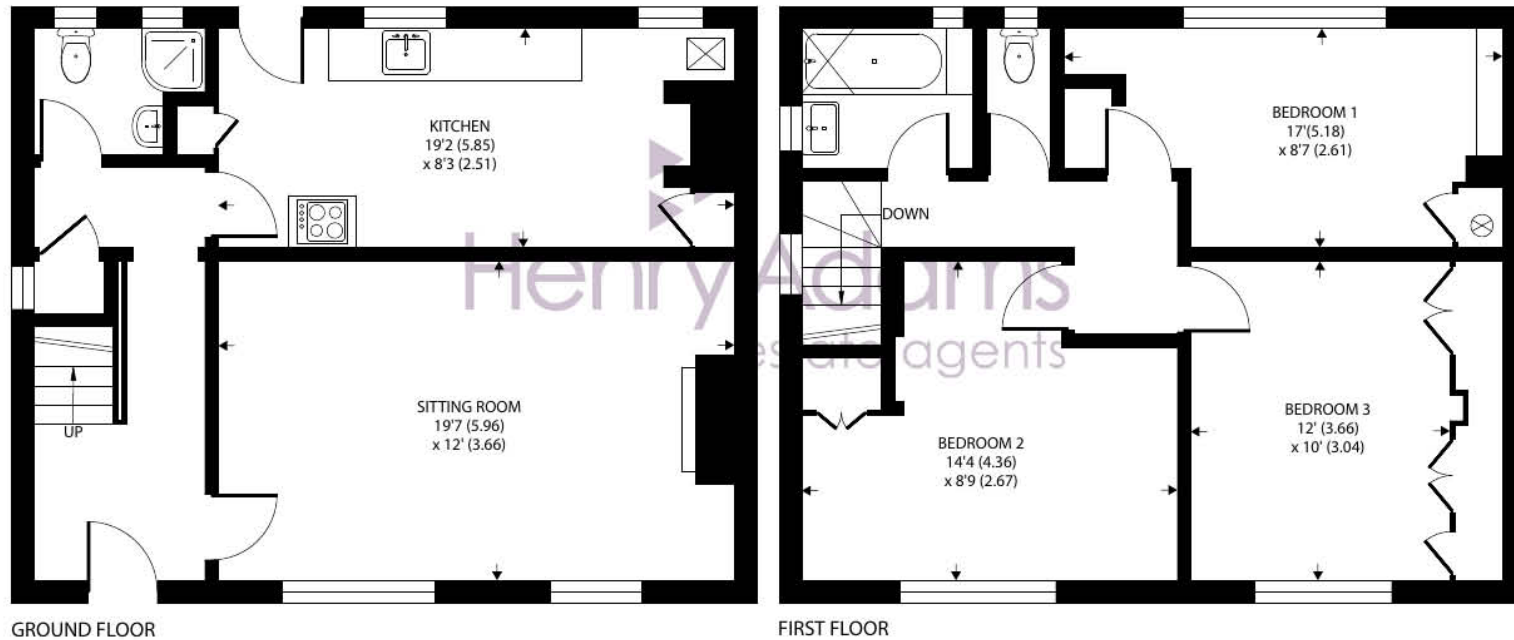
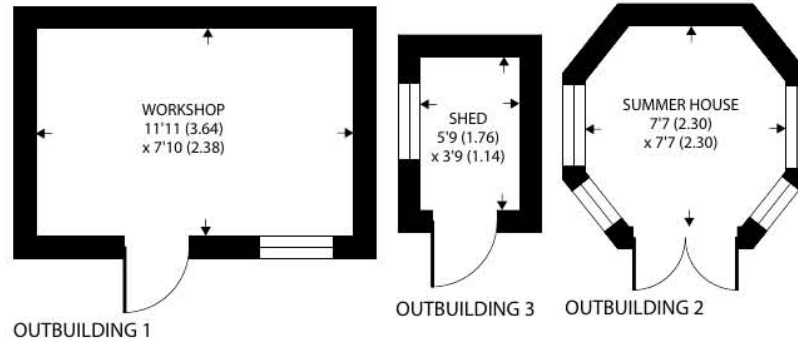
Although the accommodation would benefit from some updating it provides a bright, airy and welcoming feel that comprises an entrance hallway leading to the sitting/dining room with an open fire, a galley kitchen leading out into the rear garden, a downstairs shower room and understairs storage on the ground floor. Upstairs from the landing are three double bedrooms and a family bathroom.

Outside to the front is a small garden and access to the front entrance. The rear garden is enclosed with an area of lawn, shrub borders and various outbuildings.

In summary, a most attractive home, in a beautiful spot, that is well worth your viewing time.

*N.B. The freehold is available provided that approximately up to £220,000 of the price is payable as directed by the Havant Lands Tribunal. If possible, it is preferred if the price is paid mortgage free. We would suggest that you speak to a specialist solicitor and mortgage broker (Should you need financing) before submitting any offers.





Horseshoe Cottage, Grayswood Road, Haslemere, GU27

Approximate Area = 1097 sq ft / 101.9 sq m

Outbuildings = 165 sq ft / 15.3 sq m

Total = 1262 sq ft / 117.2 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: 1192730

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

Located in the very popular village of Grayswood lying about one mile to the north of Haslemere with a pretty village green, modern sports pavilion/hall, outstanding primary and junior school (Grayswood is a village school with small classes. We understand there is only one class per year), church and public house and surrounded by delightful countryside, that is ideal for outdoor pursuits including local walks, bike trails, horse riding etc . Haslemere is an attractive town with a good range of independent shops and boutiques, Waitrose and Tesco supermarkets, M&S Food Hall, restaurants and coffee houses and an excellent Health Centre. There are good 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 excellent schools locally both state and private, for all ages and leisure facilities including The Haslemere Leisure Centre.

Mains: Electric, water, and drainage

Council Tax Band: E Waverley Borough Council

Instagram: Follow us @haslemerepropertyclub

