

# St Clares Cottage,

Hammer Lane Grayshott, Hindhead, Surrey GU26 6JD

**Peter Leete  
and Partners**

ESTATE + AGENTS

# St Clares Cottage, Hammer Lane, Grayshott GU26 6JD

Price Guide: £475,000 Freehold



- **EPC Rating – F**

- **The cottage enjoys a private garden with timber summerhouse and separate store. Paved patio area and level lawn. The garden is in fact a feature and is preceded from the road with a private parking area and pedestrian gate through to the garden. There is a small additional patio to the side elevation of the property.**

- **VIEWINGS: Strictly by appointment with the Agent both during and outside normal office hours including Sundays and Bank Holidays**

- **SPECIAL NOTES: All room sizes and measurements are for guidance only and should not be relied upon for floor coverings. We have not carried out a detailed survey and none of the services/appliances have been tested**

## LOCATION

Located approximately 1.5 miles of Grayshott village centre. Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including the nationally known Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants, a public house, doctors surgery, social club, post office, two dentists and nationally known pottery. A list of many of the local businesses and organisations can be seen at the village web site [www.grayshott.com](http://www.grayshott.com). There are preschools, village school for both infants and juniors as well many private schools nearby, state schools include Bohunt in Liphook, rated "Outstanding" by Ofsted and in 2014 "Overall school of the year" by the Times. For the active the village boasts, a recreation ground, sports pavilion, tennis club, playgrounds and a skate park. Amenities within Grayshott have helped it win Hampshire Village of the Year on three occasions as well as numerous other awards. More extensive shopping facilities are available at the nearby towns of Haslemere, Farnham and Guildford. Buses passing through the village serve Farnham, Aldershot, and Haslemere, the latter town with a main line station (4.5 miles) serving Waterloo in approximately 55 minutes and Portsmouth on the South Coast. There are numerous beauty spots within easy reach to include The Devil's Punch Bowl, Ludshott Common and Frensham ponds.

## DESCRIPTION

Built, we believe, around 1880 St Clares cottage sits in the grounds of the old Assisi Convent set amongst woodland. St Clares is believed to have been a Priests cottage up until the early 1980s when the convent and land was sold to a local builder. The builder converted the large convent building into four individual homes and as part of this work St Clares underwent complete renovation as well. St Clares has an original stained glass feature that was fully restored by the present owners.

The property is in very good order throughout with a modern fitted kitchen with integrated units, magic corners, one and a half bowl sink and both wall and base units topped with Corian worksurface. Living/dining room with dual aspect, A wide staircase gives rise to the first floor accommodation including, 2 bedrooms the main with a range of fitted wardrobes and dual aspect. The bathroom is spacious with a separate shower cubicle and modern sanitaryware.

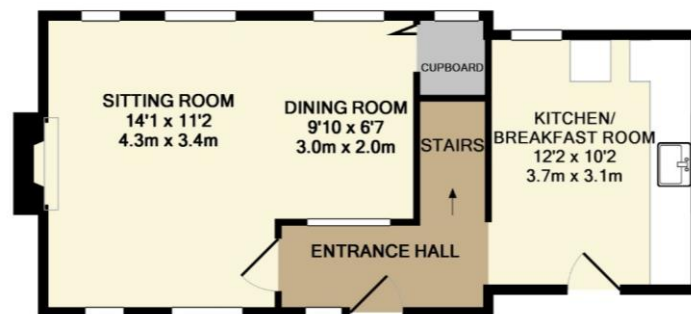
**SERVICES:** Mains electricity and water. Private drainage (Septic tank)





# St Clares Cottage

Hammer Lane Grayshott



GROUND FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017

**Peter Leete  
and Partners**

ESTATE + AGENTS

The Green, Headley Road, Grayshott,  
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk

www.pleete.co.uk