



Kiln Way, Grayshott, Surrey, GU26 6JF
Price Guide £870,000 Freehold

ROWAN-BENSON COTTAGE KILN WAY HINDHEAD SURREY GU26 6JF

Spacious and beautifully presented detached bungalow

Main bedroom with en suite shower room

open plan living/family room/conservatory

Study area & family bath/shower room

Garage and adjoining workshop

Versatile and adaptable accommodation.

Two/three further bedrooms

Kitchen/breakfast room & utility room

Level quarter acre plot

Quite no through lane location



An immaculately presented and deceptively spacious three/four bedroom detached bungalow situated in a quiet no through village lane in attractive and well maintained gardens.

THE PROPERTY

This well presented and spacious bungalow, has adaptable and versatile accommodation and is located in this quiet, no through lane on the picturesque semi rural fringes of the popular village of Grayshott. The bungalow is set back from the lane with delightful and well cared for wrap around gardens including lawns, paved terraces, quiet corners and a detached garage and adjoining workshop. With a lovely view over the front garden is the L shaped open plan Living/family room/conservatory with the living area having a fireplace and wood burner. The central hallway then gives direct access to all of the other principle rooms which include the well fitted kitchen, main bedroom with an en suite shower room, dining room/bedroom four, bedrooms two and three, the family bath/shower room and utility room. The large bedroom two has a Daikin air conditioning unit and there is additional access to the side and rear garden areas off the kitchen and utility room making, with ramped wheelchair access into the kitchen.



THE GROUNDS

With a plot of a quarter of an acre, the property has wonderful and well cared for gardens to the front, side and back along with a generous driveway, leading to the side carport and garage/workshop to the rear. The gardens are level and feature well maintained lawns, a pretty side terrace with feature apple tree and bbq area. established hedges give plenty of screening privacy all round.

SITUATION

Grayshott is a thriving, award winning village situated on the Surrey / Hampshire border surrounded by National Trust owned commons and woodland including the Devil's Punchbowl, Waggoners Wells and Ludshott Common. The village offers a range of individual shops and amenities including Post Office, pub, social club, restaurants, cafes & takeaways, Co-Op and Sainsburys, butcher, greengrocer, ironmonger, chemist, doctors, dentists and sports field with pavilion and tennis club. There is a village school and several private schools and preschools in the area.

Grayshott village centre - 1.6 miles

A3 access at Hindhead (Hazel Grove Interchange) - 2.3 miles

Haslemere main line station - 5.3 miles

Haslemere High Street - 5.8 miles

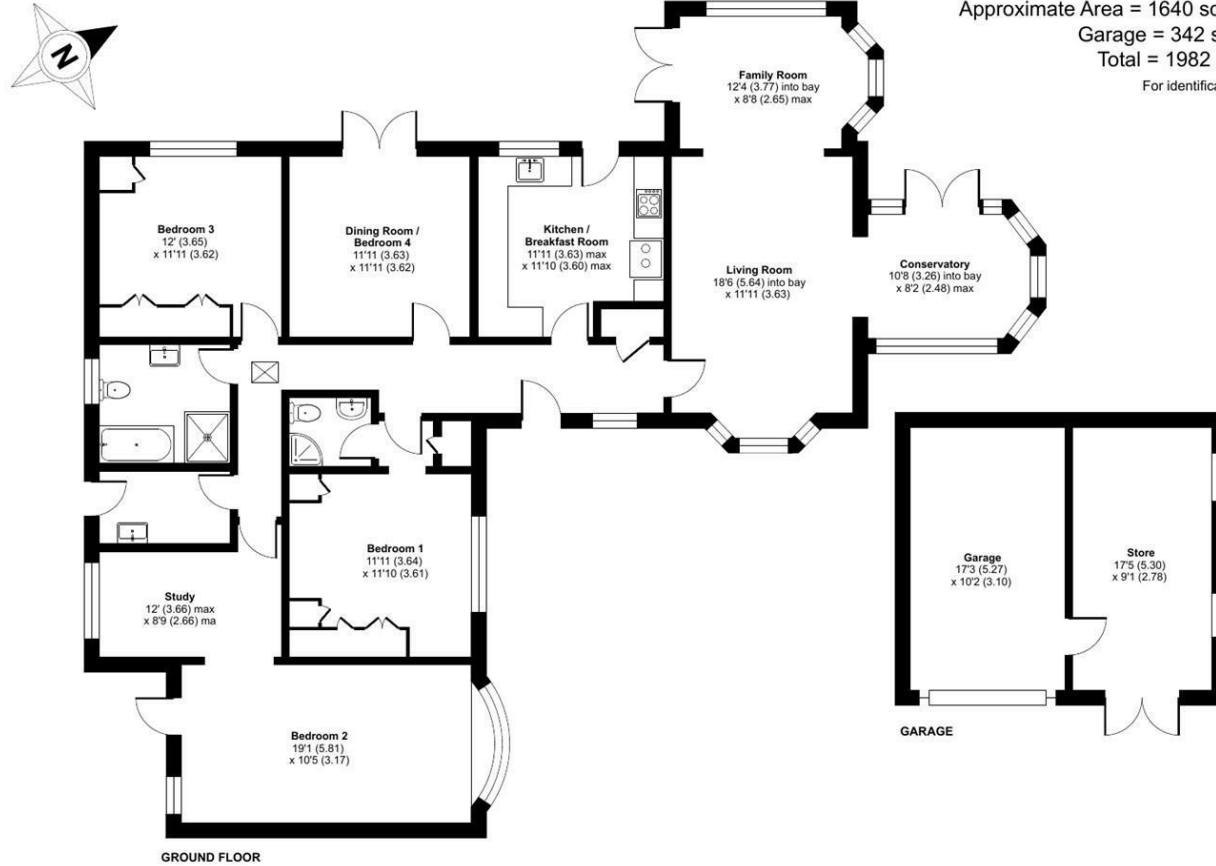
Farnham - 9 miles

Guildford - 16 miles

All distances are approximate

Kiln Way, Grayshott, Hindhead, GU26

Approximate Area = 1640 sq ft / 152.3 sq m
Garage = 342 sq ft / 31.7 sq m
Total = 1982 sq ft / 184 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon. REF: 1449604

LOCAL AUTHORITY

East Hants District Council

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating

22nd July 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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DIRECTIONS

From the A3 take the turning to the A333 Hindhead and Grayshott and follow the signs until reaching the roundabout just before the BP Petrol Station. Take the first exit signed Grayshott B3002. Continue through the village onto the Headley Road where Kiln Way will be found on the right hand side, passed the turning into Hammer Lane.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
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