



INTRODUCING  
**FLAT 4 OAKLEA HOUSE**

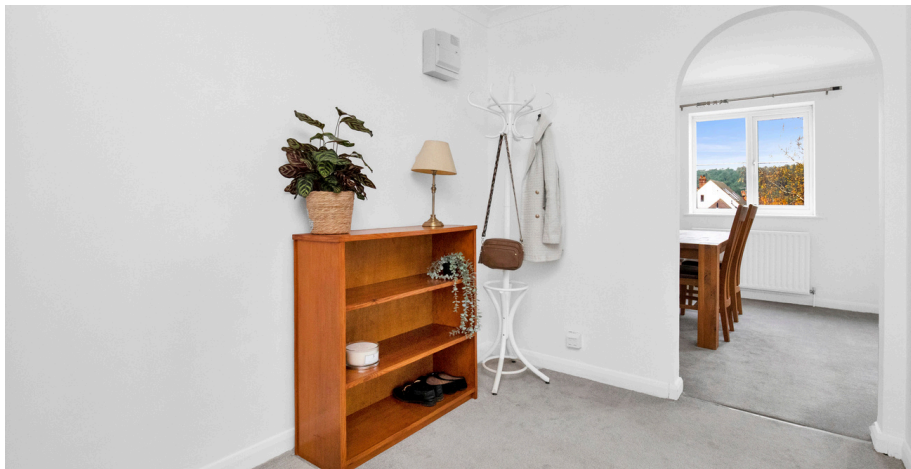
GRAYSHOTT, GU26 6LG

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**BEDROOM**  
1 BEDS

**AREA**  
569 SQFT

**BATHROOM**  
1 BATH



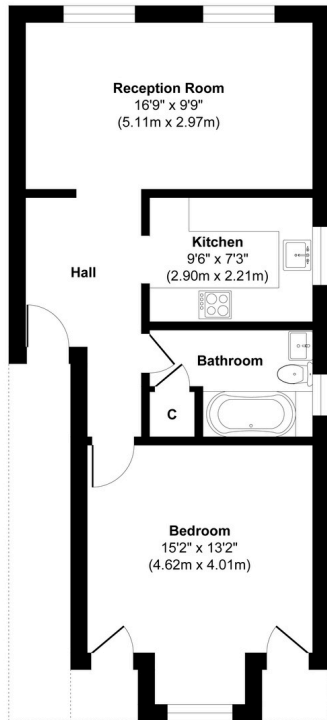
## KEY FEATURES

- Prime central village location
- Generous kitchen with ample cupboard space
- Expansive entrance hall
- Bright and airy living/dining area
- Large master bedroom featuring eaves storage
- Designated parking space
- No onward chain

# WELCOME HOME

Located in the heart of Grayshott Village, this freshly redecorated first-floor one-bedroom apartment is a wonderful place to call home.

The living room boasts stunning views of the Golden Valley and offers plenty of room for relaxation, along with a distinct area for dining. The separate kitchen features generous counter space and ample cupboard storage. The spacious double bedroom is bathed in natural light and includes practical eaves storage. The bathroom is of a good size and is fitted with a modern white suite.







## NEED TO KNOW

Leasehold with SOF, 983 years remaining

Service charge £60 per month

EPC Rating C

Mains Gas, Electricity & Water

Council Tax Band B

East Hampshire District Council

Whilst every effort has been made to ensure the accuracy these particulars should not be relied upon and should be verified by your solicitor.



# LOCAL TO YOU



Surrounded by beautiful National Trust locations such as the Devils Punch Bowl, Waggoners Wells and Ludshott Common, Grayshott is the ideal location for those who love to explore the countryside.

With a mix of small boutique shops, hairdressers, welcoming cafes, a choice of eateries including Applegarth Farm, and a new wine bar, Grayshott really does have everything one would need for that wonderful village life.



## PUBS

FOX & PELICAN  
HEADLEY ROAD  
GRAYSHOTT

DEVILS PUNCHBOWL  
LONDON ROAD  
HINDHEAD

## SHOPS

SAINSBURYS  
HEADLEY ROAD  
GRAYSHOTT

COOPERATIVE  
HEADLEY ROAD  
GRAYSHOTT

## RESTAURANTS

APPLEGARTH FARM  
HEADLEY ROAD  
GRAYSHOTT

THE BAYLEAF  
CROSSWAYS ROAD  
GRAYSHOTT

## CAFE

RED ROSE TEAROOM  
HEADLEY ROAD  
GRASHOTT

CAFE TWENTY5  
LONDON ROAD  
HINDHEAD

## NATIONAL TRUST

DEVILS PUNCHBOWL  
LONDON ROAD  
HINDHEAD

WAGGONERS WELLS  
WAGGONERS  
WELLS ROAD



# HEART & HOME PROPERTY PROFESSIONALS

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