



**Wheelwrights Lane, Hindhead, Surrey, GU26 6EB**  
**Freehold**

CLARKE  GAMMON



**101 WHEELWRIGHTS LANE  
HINDHEAD SURREY GU26 6EB**

Four Bedrooms

Two Bathrooms

Full Central Heating

South Facing Rear Garden

Built In Storage

Three Reception Areas

Utility Room

Gas Combi Boiler

Open Plan Living

Double Glazed (except one window)



**Remodelled, refurbished detached home, smartly presented and brought up to standard for modern day living set on 0.21 acre plot with the benefit of a private southerly rear garden.**

**THE PROPERTY**

Remodelled, refurbished detached home, smartly presented and brought up to standard for modern day living set on 0.21-acre plot with the benefit of a private southerly rear garden.

With an open plan kitchen/dining/family arrangement the island takes centre stage and benefits from good shared natural light including direct access to the patio/garden. From the main living room there is a feature fireplace, dual aspect and the advantage of patio doors accessing the side garden.

The kitchen offers eye/low level storage, quartz tops and integrated appliances with both undercounter and ceiling LED lighting with a modern engineered wood floor adding warmth, durability and style.

From the hallway entrance there is a 13' x 6' utility room with storage and surfaces whilst the inner hall offers useful floor to ceiling storage.





## THE GROUNDS

To the front there is laid to lawn, parking for two cars in parallel and a secure side access gate with path leading through to the rear garden.

Back of property there are two patio areas, majority being lawn and with a scattering of plant/shrub borders including a pond. Rear garden is all set within a secure wall/fenced perimeter.

## SITUATION

Wheelwrights Lane is within easy reach of Liphook and Grayshott which have a good selection of shops (including Sainsburys) and excellent schools. The A3 at Hindhead provides access to London, the motorway network and the south coast. Main line rail connections can be found at Liphook and Haslemere which will take you to London Waterloo in around one hour. The National Trust owned Ludshott Common is on the door step and the whole area is surrounded by beautiful countryside including Waggoners Wells and the Devil's Punchbowl. There are excellent sports and recreation facilities nearby such as Grayshott cricket club and tennis courts, Champneys Forest Mere and golf courses at Hindhead and Liphook.

Farnham - 8 Miles

London - 45 Miles

Guildford - 16 Miles

Haslemere Train Station - 4.5 miles

Grayshott Village Centre - 1 Mile

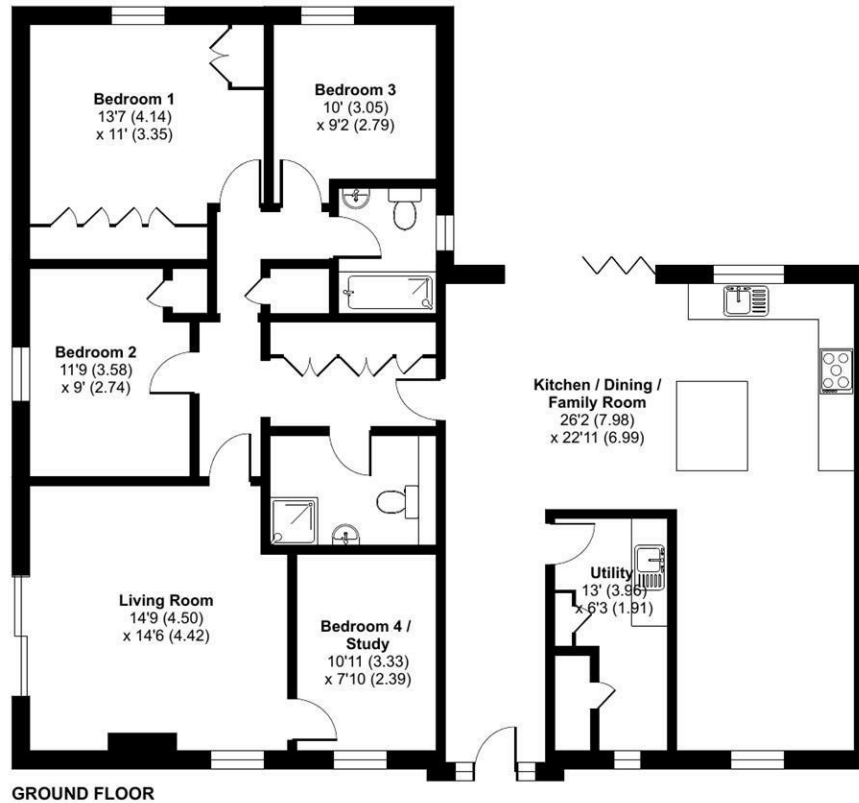
Hindhead A3 Hazel Grove Junction - 2 Miles

All distances are approximate

# Wheelwrights Lane, Grayshott, Hindhead, GU26

Approximate Area = 1548 sq ft / 143.8 sq m

For identification only - Not to scale



## LOCAL AUTHORITY

East Hampshire

## COUNCIL TAX

Band F

## SERVICES

Mains water,  
Mains electricity,  
Mains drainage  
Gas central heating

14th January 2026

## Energy Efficiency Rating

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

70

50

## DIRECTIONS

From our office in Haslemere, continue along High Street turning onto Lower Street then following the road continuously along the B2131 through Wey Hill and continuing to the Hindhead Road A287. Continue Hindhead Road A287 all the way to the first roundabout then take the left turn onto Portsmouth then down to the roundabout turning right towards Grayshott. Continue through the village, passed Grayshott cricket/tennis club is the road on the right called Halters End and on to Wheelwrights Lane then taking the left turn and 101 will be third property on the left side.

## 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.

## CG HASLEMERE OFFICE

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## ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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