



Development opportunity
Kiln Way, Grayshott, Hampshire/Surrey border

PLOT-TREGANTLE KILN WAY
GRAYSHOTT GU26 6JF

Guide Price, £1,000,000

Currently Authentic 1960's
Detached Bungalow

Gated access with Long Driveway

With redevelopment single floor size
of 3800 sqft + optional first floor of
1000 sqft

Consent to extend or totally re-build

Set in grounds of 1.4 acres

Currently measuring to 2300 sq ft
plus garaging

EHDC Planning portal ref: 60548

Detailed discussions and site visits
available



**Showcasing the ultimate
development potential of this
super gated plot on the
Surrey/Hampshire border.**

THE PROPERTY

As the illustrations show, there is a fantastic opportunity to re-build or wrap around and extend from the current structure which is currently 2300 sq ft. Planning details on EHDC planning portal ref: 60548.

The ultimate size could extend in the region of 3800 sqft of accommodation over the one level (with the exception of the elevated viewing pod). Or, a further gain of 1000 sqft could be utilised from the current loft area. We understand there isn't restriction of use of height and the majority of the nearby neighbouring properties are 2 story dwellings. Should future owners wish to have some further clearance of the trees, there are no TPO's on the site, so this can be done with relative ease.

In our estimation, the value of the property would be in the region of £2,000,000 to £2,000,000 if plans were followed and executed as intended.



THE GROUNDS

Tregantle is tucked away and enjoys secluded and partially level site, with its own private gated driveway. The grounds are a key feature, offering an expansive lawn, various outdoor entertaining areas, and undulating woodland. Several outbuildings compliment the estate, and the surrounding greenery provides excellent privacy. Natural light floods the immediate vicinity of the property, enhancing its sense of openness and connection with nature.

SITUATION

The charming village centre of Grayshott lies just 1.5 miles away, offering a vibrant and historic high street with a wide range of shops, cafés, and restaurants. The well-loved Fox and Pelican pub adds to the village's appeal.

Tregantle is ideally located for families, with excellent access to local schooling options. Grayshott Primary is nearby, and esteemed independent schools such as Amesbury and St. Edmund's are within easy reach. Well-regarded state schools include Bohunt in Liphook and Woolmer Hill in Haslemere.

Transport links are strong: Haslemere train station is just 3.2 miles away, providing a direct service to London Waterloo in under an hour. The A3 Hindhead junction is conveniently located just 2.3 miles from the property.

Ludshott Common - 5 mins walk, 0.1 miles

Grayshott village centre - 25 min walk, 3 min by car

Farnham - 8 miles

Haslemere Station - 5 miles

Guildford - 14 miles

Heathrow T5 - 36 miles

