



39 Tennyson Way, Grayshott - GU26 6FU

Guide Price £899,995 - Freehold





# A fabulous detached family home situated within a peaceful development with westerly facing garden and double garage.

- Spacious Detached Family Home
- Front Aspect Sitting Room
- Study
- Superb Open Plan Kitchen Family Hub
- Utility Room & Downstairs Cloakroom
- Principal Bedroom With En-Suite
- Guest Bedroom With En-Suite & Further Family Bathroom
- Popular Residential Development
- Enclosed Landscaped Rear Garden
- Double Garage, Driveway Parking & EV Charger

An exceptional detached family home, built in 2019 by the highly regarded developer CALA.

Conveniently positioned within this popular residential development and within walking distance of Grayshott village. This modern home offers a spacious and well-designed layout, the ground floor features a wide and inviting entrance hallway leading to a beautifully crafted, triple-aspect open-plan kitchen/ dining / family hub, complete with a central island, dining area with French doors opening onto the garden, and an adjoining utility room with a separate rear entrance. The property also benefits from a bright sitting room with a bay window, a study, a downstairs cloakroom and useful under-stairs storage.

Upstairs, the principal bedroom boasts a stylish en-suite shower room and built-in wardrobes, while the guest bedroom also benefits from an en-suite and fitted storage. Two further double bedrooms share a well-appointed family bathroom, all accessible from a spacious landing.

Outside, the rear garden is private and enclosed. There is a generous lawn with shrub borders, while a large patio runs the width of the house. The garden enjoys a desirable westerly aspect. To the front, there is a small garden area, block-paved driveway with EV charger and a double garage.

NB: There is a service charge of circa £600 PA for the maintenance of verges and woodland maintenance etc.

## Services & Directions:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Council Tax Band: East Hampshire Tax Band: G 2025/26 (£3701.27)

EPC: B

SATNAV: **GU26 6FU**

what3words: /// cobble.awoke.shin

## Location:

Located within an exclusive development, 39 Tennyson Way overlooks peaceful woodland while remaining within easy reach of the amenities of Grayshott. This sought-after village, on the Hampshire/Surrey border, is just four miles from Haslemere, 16 miles from Guildford, and 46 miles southwest of central London. The nearby A3 provides easy road links to London and the South Coast, while Haslemere and Farnham railway stations offer direct services to London Waterloo. Grayshott itself is a vibrant village with a range of independent shops, a GP surgery, Grayshott CE Primary School, a village hall, and a traditional pub, the Fox and Pelican. Applegarth Farm, with its renowned restaurant and farm shop, is also close by. The area is ideal for outdoor enthusiasts, with scenic countryside walks at Waggoners Wells, Ludshott Common, the Devil's Punch Bowl, and the Golden Valley, all part of the East Hampshire Area of Outstanding Natural Beauty.

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## Tennyson Way, Grayshott, Hindhead, GU26

Approximate Area = 1654 sq ft / 153.6 sq m

Garage = 392 sq ft / 36.4 sq m

Total = 2046 sq ft / 190 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1397903





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