



23 Lower Road, Grayswood - GU27 2DR

Guide Price **£495,000** - Freehold

A delightful terraced Victorian home set in the much requested village of Grayswood.

- Hugely Popular Village Setting
- Close To The Sought After Grayswood Primary School
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen, Utility Room and Cloakroom
- Conservatory With Wood Burner
- Play Area Within Loft Space
- Period Features
- Office/ Studio
- Southerly Aspect Rear Garden

A fantastic terraced Victorian home offering character features throughout and ideally positioned in this much requested village setting.

The accommodation offers great charm with a light and airy feeling. The front door leads into an entrance hall, with generous under stairs storage and doors lead to a front aspect living room with original cast iron fireplace. To the rear of the property is a separate dining room with original wood floor. The kitchen is semi-open plan to the dining room and provides a good range of worksurfaces and base and eye level storage with a gas hob, electric oven, extractor hood, integrated fridge/freezer and space and plumbing for washing machine and dishwasher. Accessible from the dining room is a generous conservatory with wood burning stove as well as a useful utility area and an adjoining cloakroom.

Stairs lead from the entrance hall to the first floor landing, where there are two double bedrooms with the main bedroom at the front of the cottage enjoying an open outlook over fields. The spacious bathroom provides both a bath and separate shower cubicle. On the landing a pull down ladder provides access to a useful play area in the loft space with skylight windows.

To the front of the property there is off road parking for one car whilst to the rear is a good size, south facing garden which benefits from a office/ studio with power and behind the studio is extra shed space.

Services & Directions:

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

Waverley Borough Council 2025/26: D (£2456.04)

EPC RATING: D

SATNAV: **GU27 2DR**

What3Words: whisker.spiking.clothed

Location:

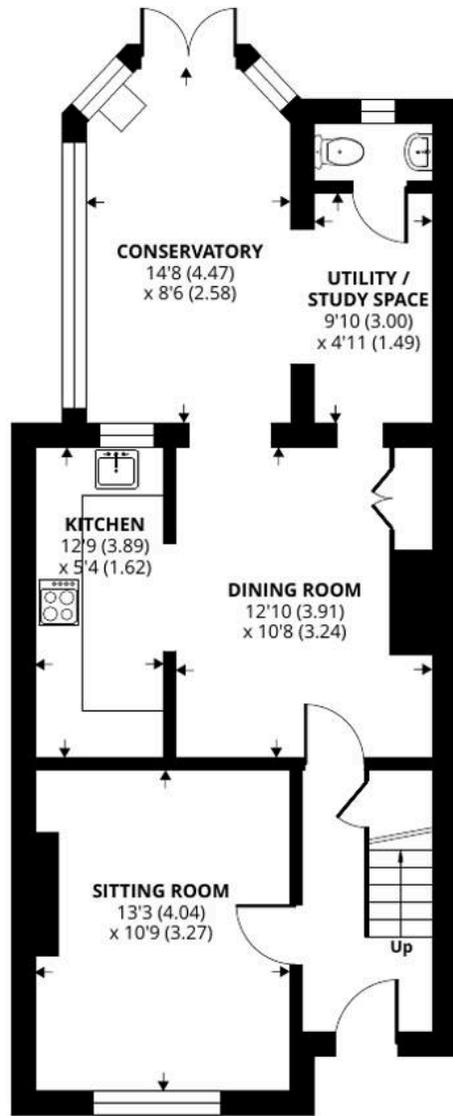
Located in the very popular village of Grayswood lying about one mile to the north of Haslemere with a pretty village green, modern sports pavilion/hall, outstanding primary and junior school (Grayswood is a village school with small classes. We understand there is only one class per year), church and public house (currently closed) and surrounded by delightful countryside, that is ideal for outdoor pursuits including local walks, bike trails, horse riding etc . Haslemere is an attractive town with a good range of independent shops and boutiques, Waitrose and Tesco supermarkets, M&S Food Hall, restaurants and coffee houses and an excellent Health Centre. There are good road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally both state and private, for all ages and leisure facilities including The Haslemere Leisure Centre.

Instagram: Follow us @haslemerepropertyclub

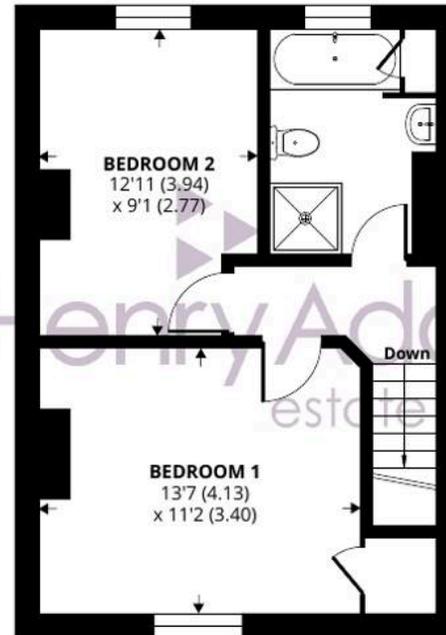




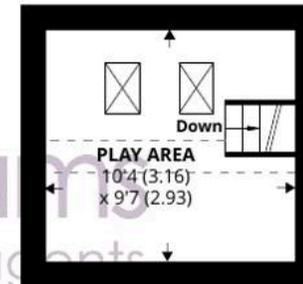




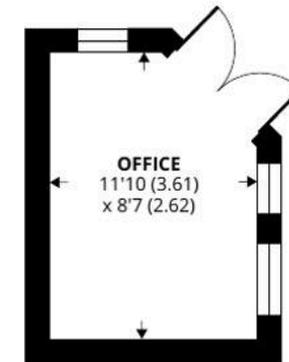
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OFFICE / STUDIO

Denotes restricted head height



Lower Road, Grayswood, Haslemere, GU27

Approximate Area = 1040 sq ft / 96.6 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Office / Studio = 94 sq ft / 8.7 sq m

Total = 1220 sq ft / 113.2 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). © natchecom 2026. Produced for Henry Adams. REF: 1397582



Henry Adams - Haslemere

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any