



North View Cottages, 1 Grayswood Common, The Mount, Grayswood, GU27 2DN

Guide Price £485,000 - Freehold

Beautifully refurbished village home overlooking Grayswood Green, with open-plan kitchen, south-facing garden, en-suite principal bedroom, open fire and parking, offered with no onward chain.

- Views Overlooking Grayswood Village Green
- Stunning Open Plan Kitchen/Dining Room With French Doors Into Rear Garden
- Principal Bedroom With En-Suite & Elevated Views
- No Onward Chain
- Beautifully Refurbished & Extended End Of Terrace Home
- South Facing Rear Garden & Patio
- Off Street Parking
- Bright Sitting Room With Open Fireplace & Saash Windows
- Downstairs Cloakroom & Useful Storage
- Brand New Kitchens & Bathrooms

Enjoying a prime position overlooking the picturesque village green in the heart of Grayswood, this beautifully refurbished and extended end-of-terrace cottage has been thoughtfully redesigned to offer stylish, modern living whilst retaining its character charm.

The property has undergone a complete transformation by the current owners, including being completely rewired with a new consumer unit, new boiler, all new central heating, extensions and full modernisation throughout, creating a bright and highly functional home arranged over three floors.

Upon entering via the side entrance, a welcoming hallway provides access to a useful storage cupboard and a well-appointed downstairs cloakroom. To one side, the sitting room is a particularly inviting space, enhanced by newly installed double glazed sash windows and centred around an open fireplace. To the opposite side, the heart of the home is the impressive open-plan kitchen/dining room. Recently refitted to a high standard, this space is flooded with natural light thanks to skylights and French doors opening directly onto the patio terrace. The thoughtful extension has created an excellent area for both everyday living and entertaining, with a seamless connection to the outdoor space.

Upstairs, the first floor offers a spacious double bedroom with sash windows and a feature fireplace, a further bedroom, and a beautifully finished family bathroom. A second staircase leads to the principal bedroom suite, occupying the top floor, complete with Velux windows, an en-suite shower room and elevated views across the surrounding countryside and village green.

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Externally, the south-facing rear garden is a real highlight, featuring a patio area ideal for outdoor dining, leading through to steps onto a fully enclosed lawned garden with shrub boarder, perfect for enjoying the sunny aspect.

To the front, the property benefits from off-street parking.

Offered to the market with no onward chain, this is a rare opportunity to acquire a turnkey village home in one of the area's most desirable settings.

N.B. There is a traditional right of access along the rear boundary for the neighbouring property, typical of homes of this period.

Services:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, Electric, Water and Drainage (As Advised By Our Vendor)

Waverley Borough Council- Band D - (£2,578.79)

EPC RATING: C

Directions:

SATNAV: GU27 2DN

What3Words: sweeping.truck.witty

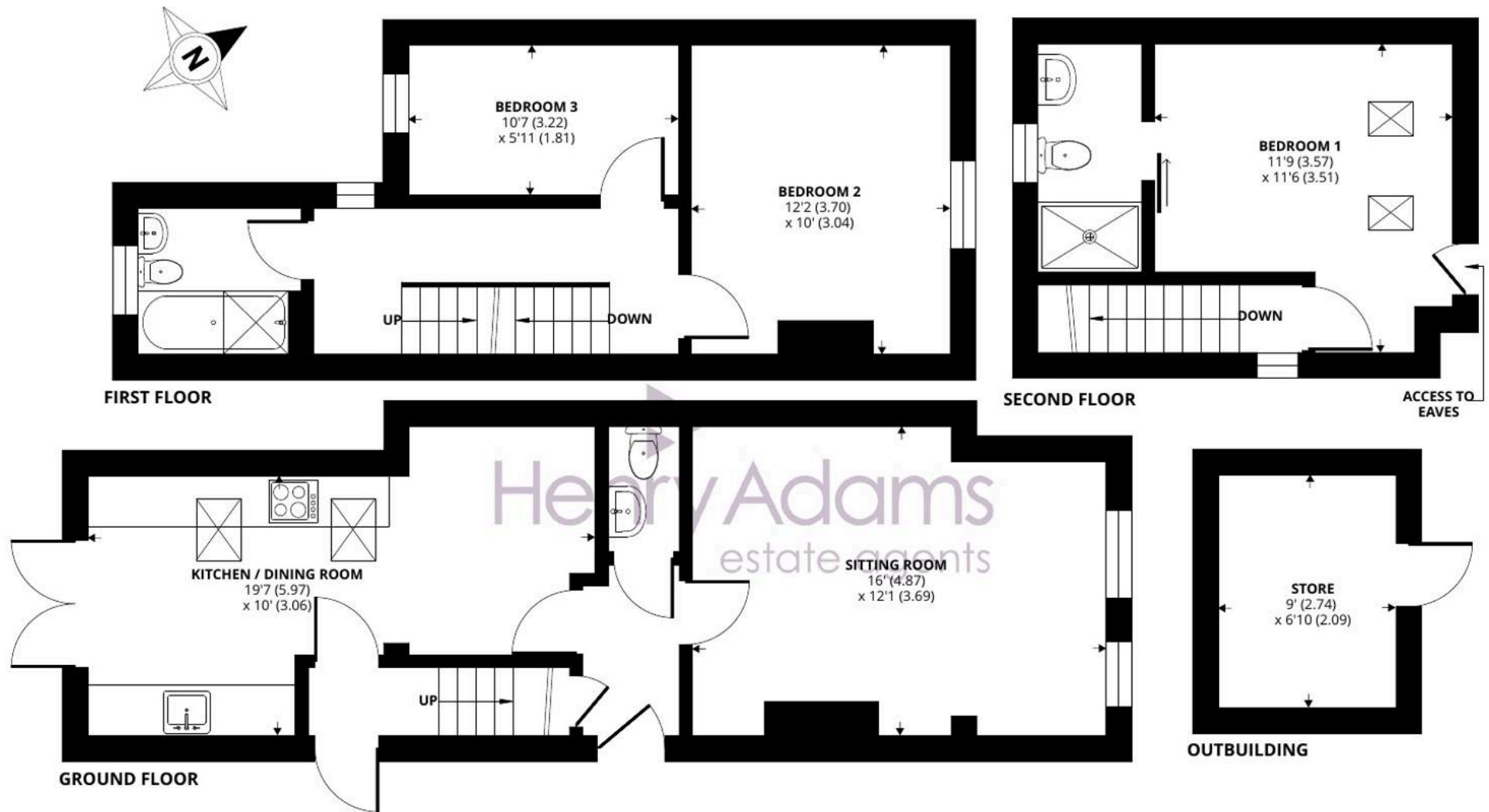
Location:

Grayswood is a highly regarded and picturesque village, set around an attractive central green and known for its strong community feel. The village benefits from a well-regarded primary school, church and village hall, all surrounded by beautiful countryside ideal for walking, cycling and other outdoor pursuits. The nearby town of Haslemere, approximately one mile away, offers an excellent range of amenities including independent shops, cafés and restaurants, as well as larger stores such as Waitrose, Tesco and an M&S Food Hall. The town also provides a mainline railway station with a fast and frequent service to London Waterloo in around 49 minutes. The area is particularly well connected, with good road links to London and the south coast, while the surrounding countryside; including the nearby South Downs National Park and offers an exceptional lifestyle for those seeking a balance of village living and accessibility.

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Approximate Area = 936 sq ft / 86.9 sq m

Outbuilding = 62 sq ft / 5.7 sq m

Total = 998 sq ft / 92.6 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: 1440825



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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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.