



# Northwood Cottages, Tilford Road, Hindhead, Surrey

A charming three-bedroom historic home, constructed around 1901, presents an appealing aesthetic.

On the ground floor, a well-designed layout features a front sitting room, seamlessly connected to an open-plan kitchen. The kitchen boasts a central island with a stone surface, complemented by high-gloss wall and base units, housing integrated appliances and ample storage. Additionally, there is potential for kitchen expansion, with relevant planning permissions granted. The upper floor accommodates two bedrooms and a contemporary shower room. The second floor showcases a loft conversion with an additional bedroom and an en suite shower room.

Externally, the mature garden showcases a delightful array of seasonal perennials, mature shrubs, and trees. A path leads to the rear of the property, where a home office, equipped with power, lighting, and broadband connectivity, enhances the outdoor space. The rear gates offer access to a potential parking area.

Freehold  
Council tax band D

- Three Bedroom Home
- Built Circa 1901
- Open Plan Sitting Room/Kitchen
- Modern Shower Room
- En Suite
- Well-Proportioned Garden
- Garden Home Office
- Sought-After Location
- Planning Granted For A Rear Extension



# Floorplan

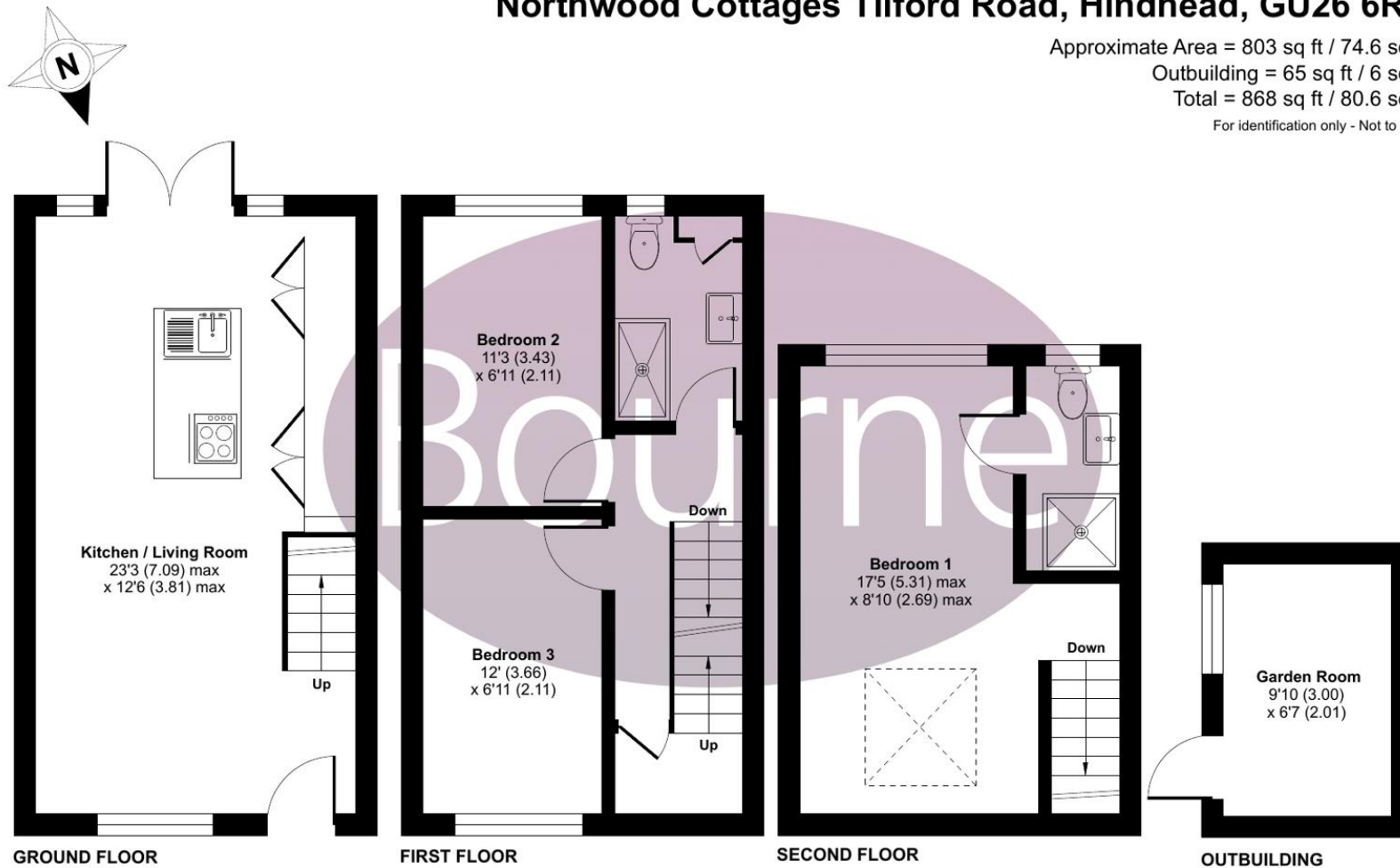
## Northwood Cottages Tilford Road, Hindhead, GU26 6RQ

Approximate Area = 803 sq ft / 74.6 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 868 sq ft / 80.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1096409

# Location

Beacon Hill is a charming Surrey village surrounded by National Trust Land, situated on the fringes of both Grayshott and Hindhead, close to the wonderful National Trust Devil's Punchbowl and many local amenities. It has a number of useful local shops, restaurants and fabulous primary schools. There is easy access onto the A3 providing good access to London and the south coast. Haslemere and Farnham are both within close proximity offering fast rail links into London, and a more extensive range of shops, schools, restaurants and leisure facilities. Close by, there are several golf courses and many acres of National Trust land, ideal for walking, cycling and riding.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>76</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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