

# Headley Hill Road, Headley, Bordon, GU35

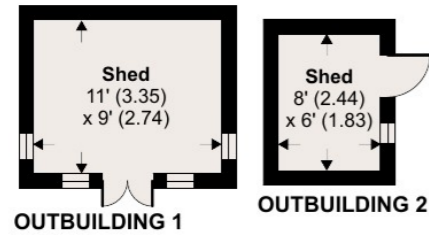
Approximate Area = 1838 sq ft / 170.7 sq m

Garage = 282 sq ft / 26.1 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 2267 sq ft / 210.4 sq m

For identification only - Not to scale



## Headley Hill Road, Headley, Bordon, Hampshire, GU35

Guide Price £700,000

Set in this private position in this exclusive road, a fantastic opportunity to extend or rebuild this charming detached house in need of updating.

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**ACCOMMODATION**

- Detached house in need of refurbishment
- Development opportunity
- Stunning private and secluded plot/gardens
- Prime residential road
- Four bedrooms
- Three reception rooms
- Double garage
- No onward chain

**DESCRIPTION**

The property is a four bedroom chalet bungalow in need of updating, set in a stunning tranquil and private position. The property would be ideal for someone looking to develop a property.

On the ground floor there is a drawing room with an open fireplace and an aspect overlooking the gardens to the rear. There is a further reception room and conservatory providing ample entertaining space. The kitchen opens in to a breakfast room providing two separate areas. The kitchen is dated but fully fitted with wall and base units.

There are two bedrooms, an office and a bathroom on the ground floor, with a further two bedrooms and a bathroom upstairs. The double integral garage is accessed via the reception room.

**OUTSIDE**

The private and secluded grounds are a unique feature of this property. There is a driveway leading to the double garage and parking areas. There is a front garden mainly laid to lawn with flower beds, bordered by mature hedging to the front. The rear garden is again mainly laid to lawn and is surrounded by a mature range of plants, shrubs and trees, giving a high degree of seclusion. There is a



patio area immediately adjacent to the house with a path to a further area adjacent to sheds.

**LOCATION**

The property is set in the areas most exclusive road, Headley Hill Road, which is located between the areas of Arford, Headley and Headley Down. In Arford there is an excellent pub, The Crown, whilst close by in Headley village a newsagent, delicatessen and doctor's surgery/pharmacy can be found. In Headley Down there are two convenience stores. Grayshott Village offers a wider range of facilities whilst high street shopping and main line stations can be found at Farnham and Haslemere.

Communications are excellent with the A3 providing good access to the M25, M27 and the national motorway network as well as Heathrow, Gatwick and Southampton airports. There are excellent state and independent schools in the area, including Grayshott Primary, St.Edmunds, Amesbury, Churchers College, Edgeborough, and Frensham Heights. The local area has plentiful surrounding woodland with Arford Common within close walking distance and Ludshott Common, The Golden Valley, Frensham Ponds etc all within a short drive. [www.headley-village.com](http://www.headley-village.com) [www.grayshott.com](http://www.grayshott.com)

**LOCAL AUTHORITY**

East Hampshire District Council, Petersfield

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	