

BRAMBLETYE

HEADLEY DOWN • HAMPSHIRE

Brambletye, 82 Seymour Road, Headley Down, Hampshire, GU35 8JX

Substantial characterful house in delightful gardens on a quiet lane that overlooks Ludshott Common, complemented by a large driveway and double garage.

Enjoying an idyllic rural position adjacent to and overlooking Ludshott Common, which extends to over 700 acres of heath and woodland under the ownership of the National Trust. From Ludshott Common you can walk to both Waggoners Wells and Bramshott Common, all of these lovely walks right at the end of your drive!

This home offers over 2,100 sq feet of modern family accommodation (plus garage) whilst retaining many character features including beamed ceilings throughout and super feature fireplace.

Large driveway, flanked by lawn and mature shrubs and trees providing welcome screening, with EV charge point in situ plus double garage with electric up and over door and storage above.

The front door opens into an entrance hall with WC; an inner door then opens into a wide and spacious reception hall with stairs to the 1st floor.

Immediately to the left is a super double aspect sitting room with built in corner shelf unit and patio doors onto a wide decked terrace and the garden beyond. However, the real focus point of the room is the attractive brick and beam central fireplace, perfect for decorating at Christmas and gathering around the fire on chilly winters evenings.

Two further reception rooms offer flexible usage, a study (with built in storage) overlooking the front, towards the common, and a family room with sliding patio doors onto the decking.

The kitchen offers excellent storage with a large range cooker in situ plus integrated dishwasher and space for an American style fridge/freezer. This is then open to lovely vaulted L-shaped breakfast/dining room overlooking the garden ; enjoying doors opening directly onto a large decked terrace ideal for entertaining and summer dining. A separate utility room is discreetly tucked away with side access to the garden.

Moving to the first floor the landing has two windows onto the rear garden providing plenty of natural light.

There are four generous bedrooms and a contemporary family bathroom with free standing bath and shower. The master bedroom benefits from two double built in wardrobes and an en suite shower room. Bedroom two is a good sized double with two built in wardrobes and Bedroom three has a bespoke built in wardrobe/shelving unit. Bedroom four is a nice double which is currently used as a study.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk

















OUTSIDE AND FURTHER INFORMATION

Sitting with a level plot of approx. quarter of an acre with a delightful rural view across the lane onto Ludshott Common. The rear garden is incredibly private thanks to established shrubs, tree's and hedging offering a real oasis in which to relax and raise a family. The garden is predominantly laid to lawn with a substantial decked terrace adjacent to the house, west facing this is the perfect spot to entertain and dine well into a summers evening.

Tenure: Freehold **EPC Rating:** D **Council Tax Band:** G (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Private Road: No formal costs; ad hoc neighbourly improvements.













LOCATION

Seymour Road is a quiet unmade road sitting adjacent to Ludshott Common; it is characterised by substantial properties in generous plots.

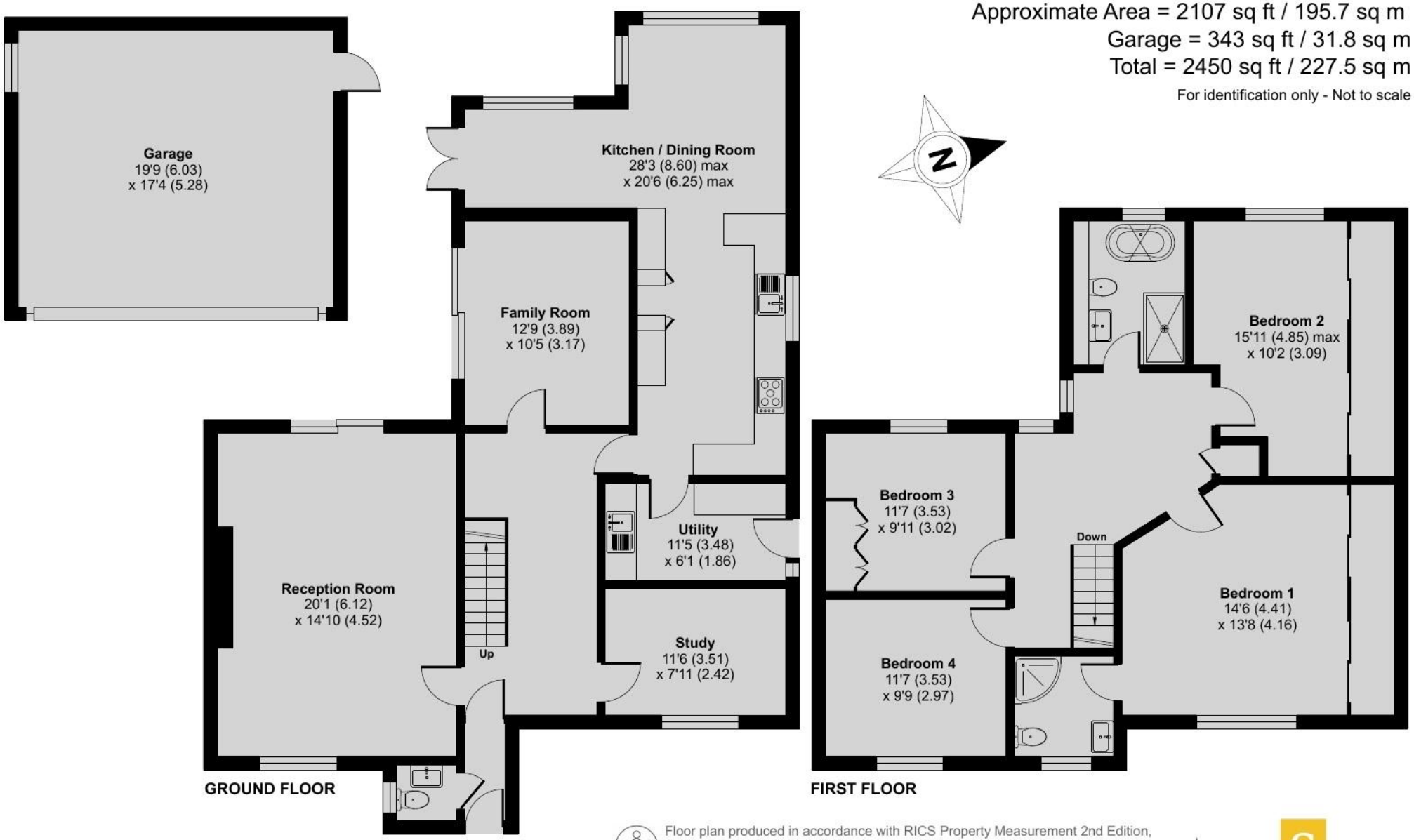
Headley Down itself is an attractive rural predominantly residential area, within easy reach of many acres of National Trust common, ideal for walking and riding including Ludshott Common, Arford Common and the more recently formed Headley Down Nature Reserve. In the immediate vicinity is a small convenience store, fuel station and take away. A newsagent and small delicatessen can be found in Headley village. Just a short walk on from Ludshott Common towards Grayshott is Applegarth, a restaurant, farm shop and cookery school.

A wider range of services and shops can be found in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles.

Also nearby is access to a fantastic selection of private and state schools. Close by are The Holme Primary in Headley, Grayshott Primary, and St Johns in Churt, as well as two superb secondary schools in Bohunt and Woolmer Hill.
Details of private schools are available on request.

Seymour Road, Headley Down, Hampshire, GU35

Approximate Area = 2107 sq ft / 195.7 sq m
Garage = 343 sq ft / 31.8 sq m
Total = 2450 sq ft / 227.5 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). Produced for Seymours Estate Agents. REF: 1353969

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Aberdeen House, Headley Road, Grayshott, GU26 6LD
01428 771155
sales@seymours-grayshott.co.uk
www.seymours-estates.co.uk





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