



WESTFIELD

HEADLEY DOWN • HAMPSHIRE

WESTFIELD, 65 STONEHILL ROAD, HEADLEY DOWN, GU35 8HE

A superb four bedroom family home in a peaceful setting near National Trust land.

Set on a wide, private plot in a peaceful location, this four-bedroom property offers space, light, and modern living within easy reach of unspoilt National Trust countryside.

Approached via a quiet residential drive shared with only four other properties. A private paved driveway can accommodate up to four cars, in addition to an integral double garage with up and over door.

Stepping through the front door into a large, bright hallway that sets the tone for the rest of the home — open, inviting, and beautifully proportioned. Every room has been designed to maximise space and natural light, enhanced by brand-new triple-glazed windows and doors for year-round warmth and efficiency.

The kitchen encompasses a range of high and low modern storage units and appliances include a double oven, four ring gas hob with extractor fan, space for freestanding fridge freezer, integrated Bosch dishwasher, and a stylish black one and a half bowl sink with drainer. Beyond the kitchen is a utility with further storage units, spaces for a washing machine and a

tumble dryer and a sink with drainer.

A large dining room with sliding patio doors is a wonderful space for socialising, hosting dinner parties or a Sunday family roast dinner.

The very spacious double aspect living room is a wonderful place to relax with Clearview log burner and sliding patio doors.

The ground floor also benefits from a cloakroom and a third reception room which would be a fantastic playroom, home office, snug or creative space.

Upstairs, off the bright landing with large airing cupboard, are four generous double bedrooms; all with fitted storage. The large primary bedroom benefits from an en suite bathroom with bath with handheld shower, towel rail, a separate shower cubicle, WC, and sink with fitted storage surround.

The main family bathroom encompasses a bath with handheld shower, radiator with towel rail, WC and sink with storage below.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

Westfield is set in a quiet residential gravel drive with only four other properties. The paved private driveway can accommodate upto four cars. Via side access on either side of the property, the south facing garden is an impressive size due to the width of the plot. An array of very mature hedges and shrubs, including Laurels and Rhododendrons, create ideal privacy from any surrounding houses.

Predominantly laid to lawn with areas of patio, this garden is perfect for relaxing and children playing. As well as a shed and greenhouse, the garden benefits from an array of apple trees and pear trees.

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: Informal arrangement with neighbours. The current owner have only been asked to contributed once in 18 year and the drive has recently been resurfaced.





LOCATION

This superb home sits in a small private driveway (to only a handful of prestigious homes) at the end of Stonehill Road, which is a highly desired residential road in the heart of Headley Down, within easy walking distance of Ludshott Common. The neighbouring properties are nearly all detached and of a comparable size and prestige.

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.





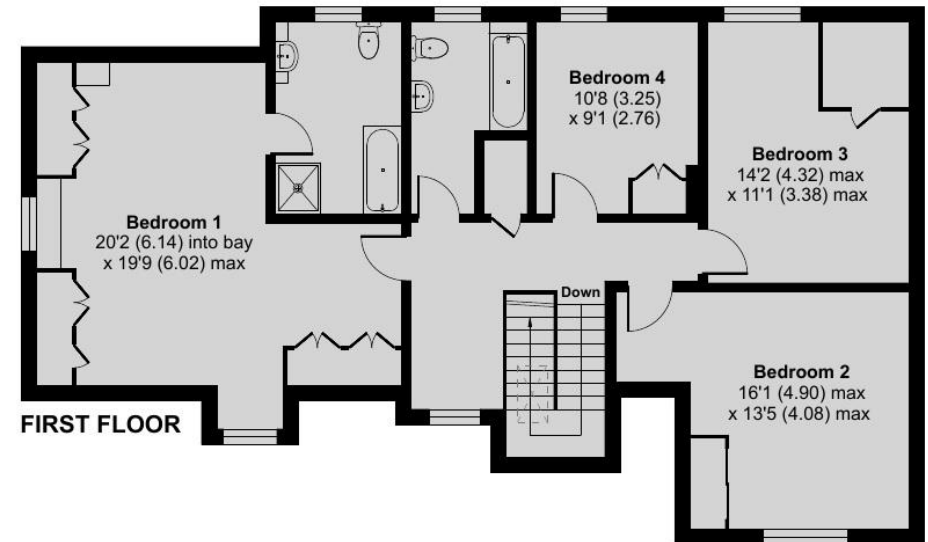
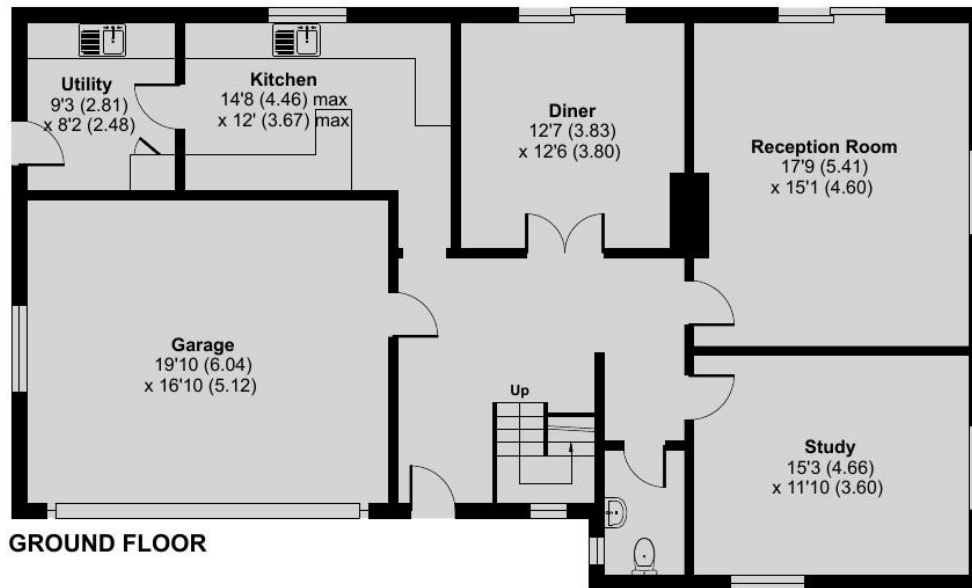
Stonehill Road, Headley Down, Hampshire, GU35

Approximate Area = 2149 sq ft / 199.6 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 2479 sq ft / 230.2 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). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1334867





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