

FOLEGANDROS, 31 FAIRVIEW ROAD

HEADLEY DOWN • HAMPSHIRE

Folegandros, 31 Fairview Road, Headley Down, Hampshire, GU35 8HG

A deceptively spacious detached family home with accommodation arranged over three floors. Large south facing garden to the rear, generous driveway parking and garage to the front.

Folegandros is found on a quiet residential road, a brick wall and mature planting to the boundary offers a high degree of privacy. The driveway offers parking for several vehicles in addition to a detached garage, which benefits from a storage space above and an external power point, which could be adapted to provide an EV car charging point.

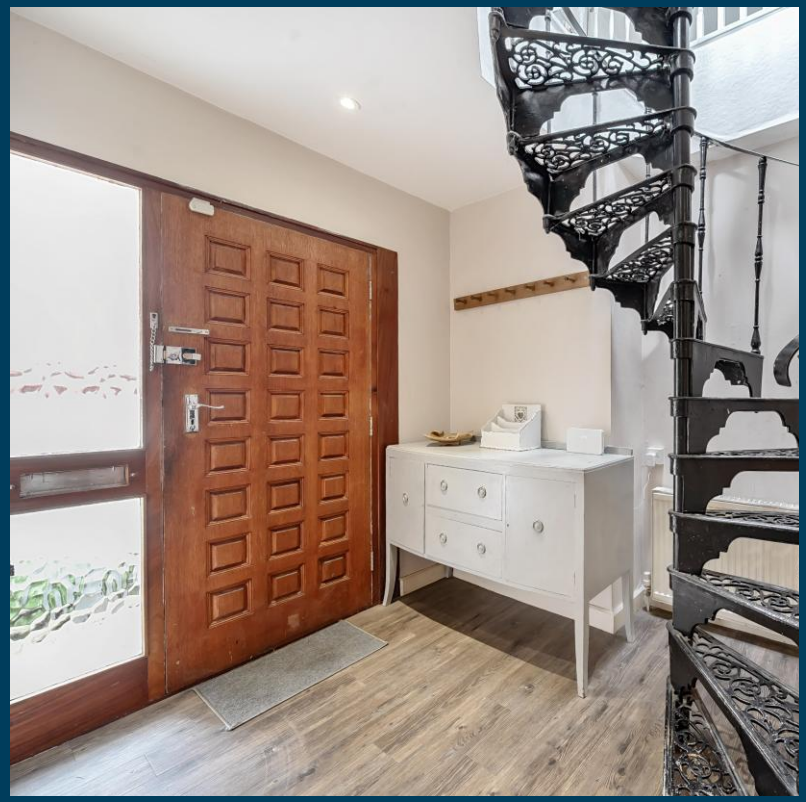
A brick archway takes you through to a courtyard area and the front door, once inside you are welcomed into a generous hallway with stairs to both the upper and lower floors.

To the front of the house is a sitting/family room with bay window fitted with wooden shutters; off of this is another room offering flexible usage, a further reception room or a bedroom. On this level there is a further double bedroom and the family bathroom.

Stairs down to the lower level lead to the main reception space of the house. The principal sitting room benefits from a central fireplace and a wide opening into a sunny south facing conservatory which overlooks the garden, and has doors opening onto a decked terrace, perfect for entertaining or outdoor dining. The kitchen is adjacent to the sitting room and also enjoys garden access.

Stairs from the reception hall up to the first floor offer access to two bedrooms, one of which is the master which benefits from extensive built in wardrobing, southerly views over the garden and an en suite bathroom with both bath and free standing shower.

There is an additional spiral staircase leading up to a large loft room with several Velux windows offering plenty of natural light.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The rear garden is one of the stand out features of this home, enjoying a southerly aspect and being larger than average. Adjacent to the house is a decked area, whilst the rest of the garden is laid to lawn, providing plenty of space for young families to play, or for more formal landscaping to be undertaken if desired. To the end of the garden is a large outbuilding, subdivided to offer two shed spaces.

Tenure: Freehold **EPC Rating:** D **Council Tax Band:** F (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













LOCATION

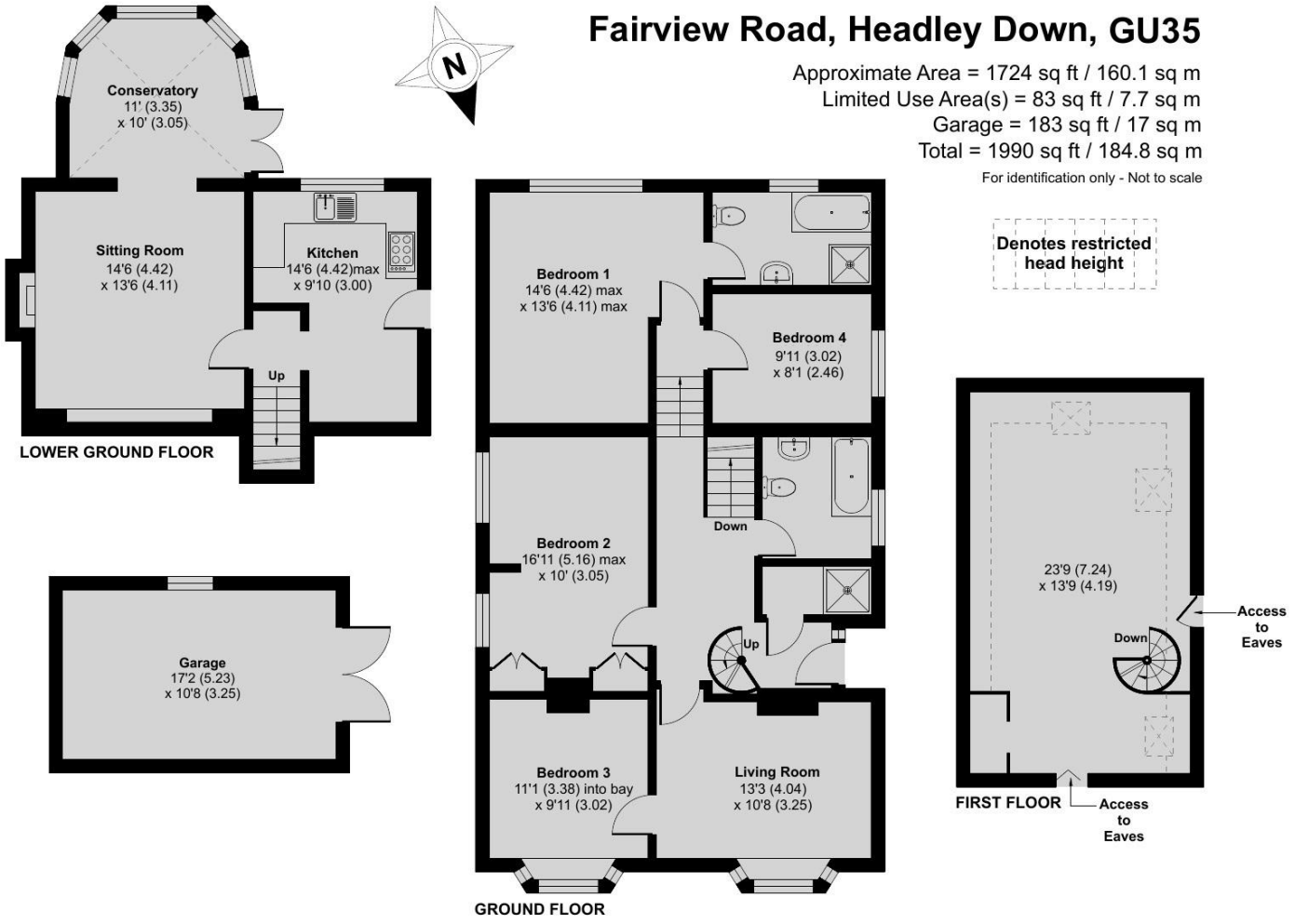
Fairview Road is a highly desired residential road in the heart of Headley Down, blessed with a blend of character and modern properties.

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.

Fairview Road, Headley Down, GU35

Approximate Area = 1724 sq ft / 160.1 sq m
Limited Use Area(s) = 83 sq ft / 7.7 sq m
Garage = 183 sq ft / 17 sq m
Total = 1990 sq ft / 184.8 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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