



FOXES WOOD

HEADLEY DOWN • HAMPSHIRE

Foxes Wood, 67 Furze Hill Road, Headley Down, Hampshire, GU35 8HB

This detached four bedroom family home offers flexible and versatile accommodation, with sunny south facing gardens within grounds of approx 1/3rd of an acre, enjoying views onto National Trust land at Lushott Common.

- Popular, quiet residential position, with gardens backing directly onto Ludshott Common (National Trust land)
- Enclosed front garden behind mature hedging, with feature gravel area and paved terrace plus driveway parking leading to an attached garage with electric roller door
- Covered entrance porch opening into a reception hall
- Large sitting room with a feature wood burner, enjoying a double aspect with patio doors opening onto both the garden and separately to a covered loggia area
- Front aspect dining room
- Ground floor modern fully tiled bathroom
- Inner hallway linking reception rooms and kitchen
- Double aspect kitchen/breakfast room with an excellent range of fitted base and wall units, integrated oven and hob, with patio doors opening directly onto the rear garden
- Separate utility room with door to the front garden
- Stairs to a first floor galleried landing
- Four good sized double bedrooms; with scope to add an en suite to the master if desired (historical plans were drawn up)
- Modern fully tiled family shower room
- Scope to extend the property if desired subject to the usual planning constraints



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

A superb plot, approx. 0.35 acres, with the majority of the garden being to the rear. Adjacent to the house is a superb covered loggia, patio and decked area, providing a flexible arrangement of areas to relax or dine in. Beyond this the garden extends away into a vast sweep of lawn, with mature trees and hedging offering a beautiful rural backdrop, a wonderful natural wildlife haven. A useful garden shed completes your garden needs.

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

Furze Hill Road 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.

There are primary schools close by in Headley, Grayshott, Churt and Liphook with secondary school provision in Liphook, Hindhead, Bordon, Farnham and Alton. There is also an exceptional range of private schools locally, please ask for further information.

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.



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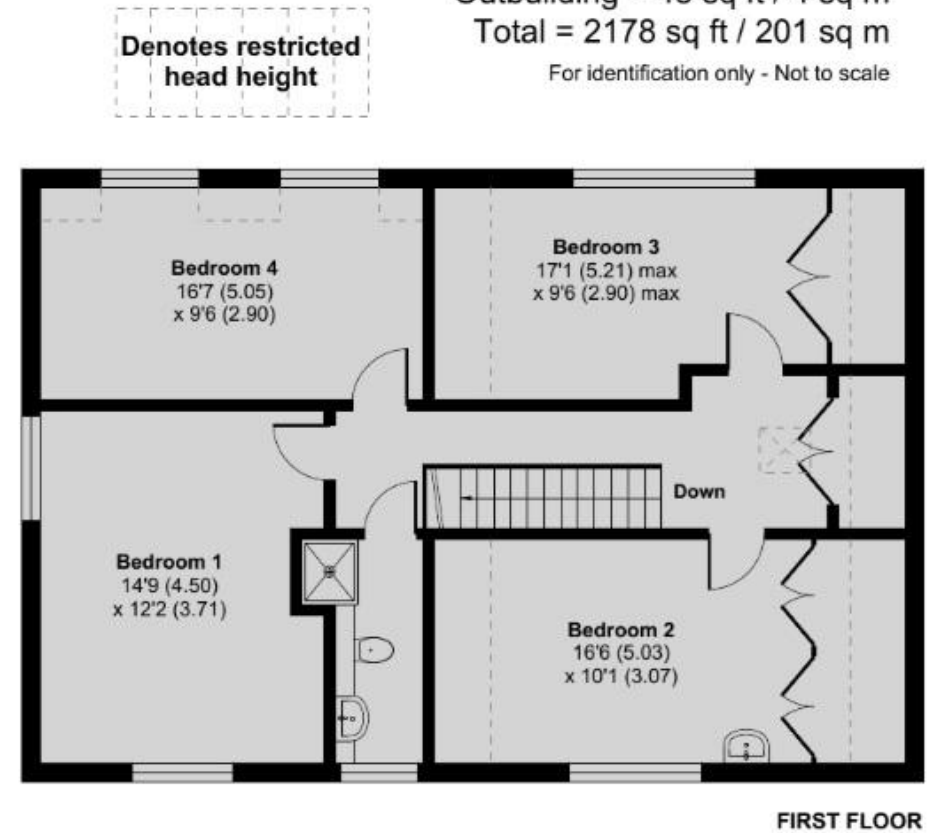
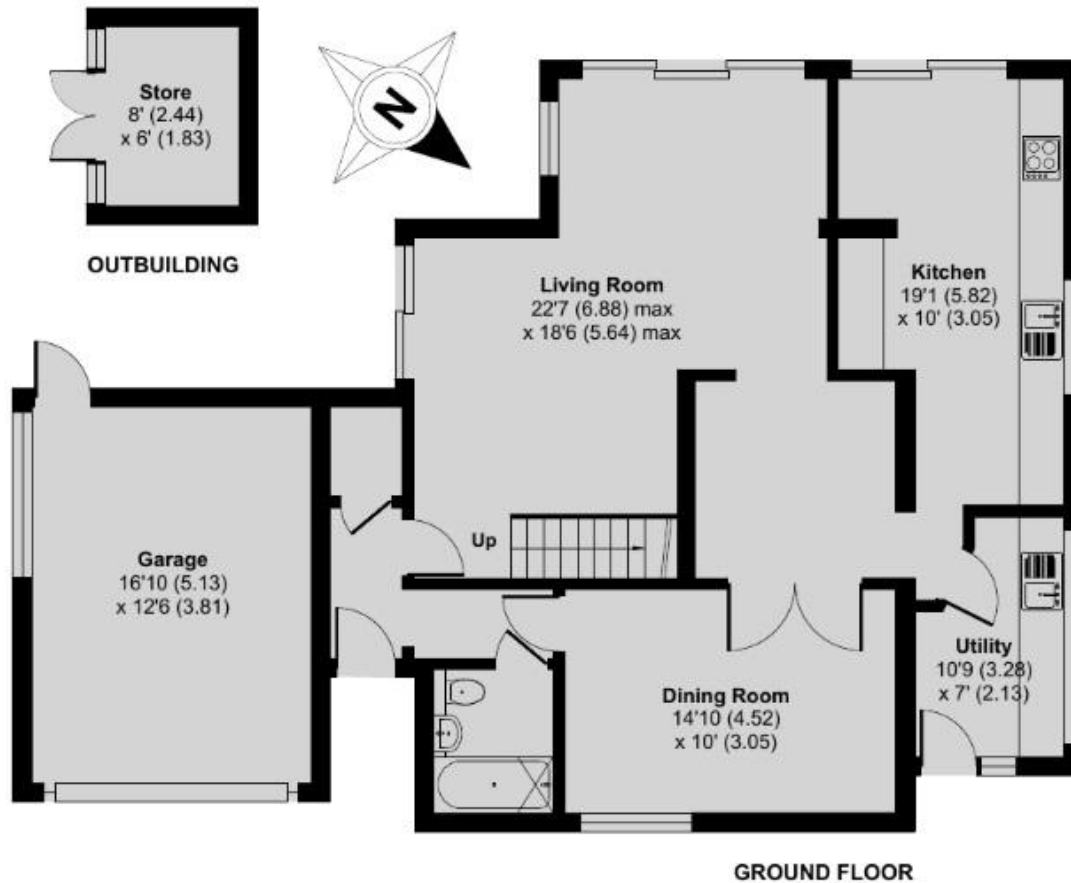
Approximate Area = 2004 sq ft / 186 sq m (includes garage)

Limited Use Area(s) = 126 sq ft / 11 sq m

Outbuilding = 48 sq ft / 4 sq m

Total = 2178 sq ft / 201 sq m

For identification only - Not to scale





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