

OAKTREE

HEADLEY DOWN • HAMPSHIRE

Oaktree, Linden Road, Headley Down, Hampshire, GU35 8EL

Handsome detached house in a quiet residential position, walking distance of Ludshott Common. Generous garden with summerhouse and large patio. Driveway parking and detached double garage to the front.

Spacious family house offering over 2,000 sq feet of flexible accommodation, in addition to a detached double garage and summerhouse.

Well screened from the road by mature hedging with driveway parking for a number of vehicles in addition to the detached double garage (storage above). A small flight of steps leads to an attractive wooden front door, which in turn opens to an entrance hall with cloakroom. Beyond this is a generous formal reception hall with wood flooring (extending into two reception rooms).

Running the full depth of the house is a superb double aspect sitting room with feature wood panelling to one wall and beautiful stone fireplace with large open grate within. Bi-fold doors open onto a sunny terrace and the garden beyond.

At the rear of the house is a formal dining room also with bi-fold doors onto the terrace. The final reception room offers great flexibility, as a lounge, family room, study or playroom.

The kitchen is well designed, complete with underfloor heating. There are plenty of base and wall units with low level plinth lighting and associated worktop space above which extends into a useful breakfast bar. There integrated appliances in addition to a large gas Aga. Adjacent is a separate utility room, also with underfloor heating and good storage options.

The stairs open onto a large galleried first floor landing offering loft access. The master bedroom is particularly generous with built in wardrobes and fully tiled en suite shower room benefiting from under floor heating.

There are three further good sized double bedrooms with built in wardrobes, a 5th single bedroom and a fully tiled family bathroom with both bath and separate shower unit.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

Fantastic rear garden, with a wide flagstone paved terrace extending behind the house and garage, enjoying south and west aspects perfect for long summer days. Feature steps lead to a large lawn and substantial summerhouse (with insulation, light and power) with attached garden shed behind. To the borders are mature shrubs and trees offering a high degree of privacy. A further elevated patio area can be found in front of the kitchen.

Tenure: Freehold **EPC Rating:** C **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






LONDON







LOCATION

Linden Road is a small and quiet residential road in the heart of Headley Down, within easy walking distance of Ludshott Common, and home to a mixture of detached houses and bungalows.

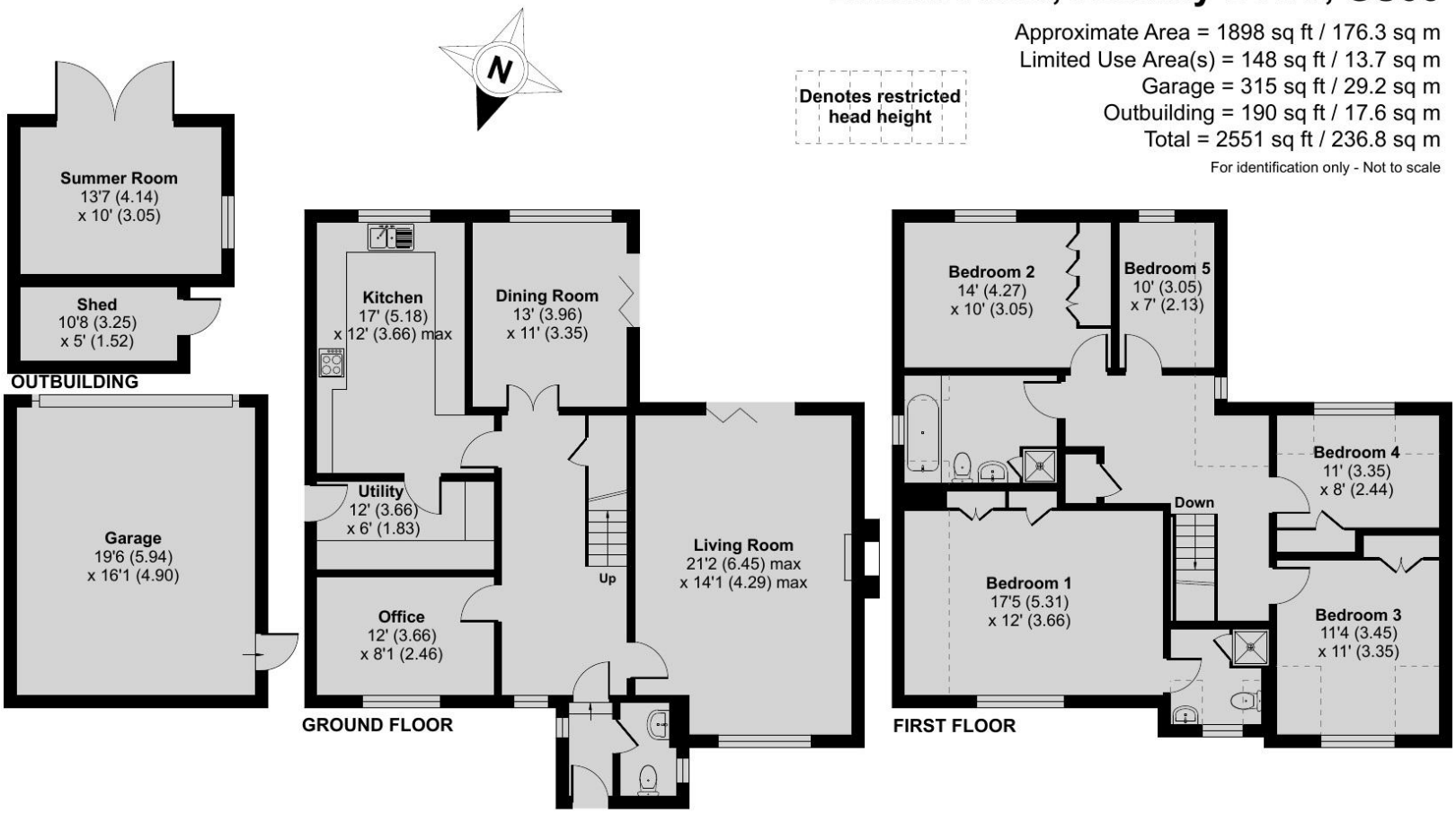
Headley Down itself is an attractive rural predominantly residential area, within easy reach of many acres of National Trust common, ideal for walking and riding including Ludshott Common, Arford Common and the more recently formed Headley Down Nature Reserve. In the immediate vicinity is a small convenience 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.

Please ask for information on schools, there is excellent state and private provision close by.

Linden Road, Headley Down, GU35

Approximate Area = 1898 sq ft / 176.3 sq m
Limited Use Area(s) = 148 sq ft / 13.7 sq m
Garage = 315 sq ft / 29.2 sq m
Outbuilding = 190 sq ft / 17.6 sq m
Total = 2551 sq ft / 236.8 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. Produced for Seymours Estate Agents. REF: 1192965

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