



FOXGLOVES

HEADLEY DOWN • HAMPSHIRE

Foxgloves, 48 Stonehill Road, Headley Down, GU35 8HE

Beautifully presented detached house offering 2,820 sq ft of flexible accommodation arranged over three floors, with driveway parking, an integral garage and charming landscaped gardens extending around the rear and sides. Offered with no onward chain.

Ideal for a large family or those seeking accommodation for multiple generations, the house has provided exceptional versatility for the current owners over the last 30 years, adapting to suit their growing family of children and grandchildren. It occupies a quiet position, with no immediately adjoining neighbours and access to Ludshott Common and Openlands woodland just a few minutes' walk away.

The front garden provides driveway parking for several cars, leading to the integral garage and a deep, enclosed entrance porch. The front door opens into a spacious and welcoming entrance hall, with an all-important cloakroom and stairs to both the lower and upper floors.

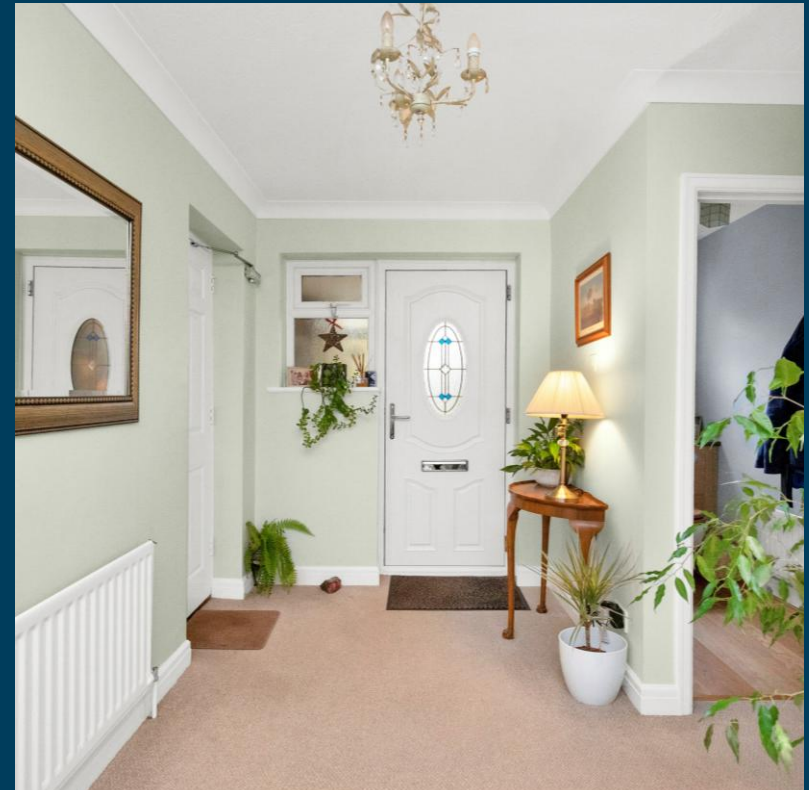
To the right is a superb dual aspect kitchen/family room, with space for a breakfast table as well as a breakfast bar adjoining the large central island. Deep drawers within the island complement the extensive fitted storage, while a range of integrated appliances completes the kitchen. A door leads into a good-sized utility room, from which there is access to a tucked-away paved patio with raised sleeper beds. This wonderfully private spot

is ideal for enjoying a morning coffee or finding a moment of tranquillity while the children make the most of the main garden.

Two reception rooms sit to the left of the entrance hall, currently arranged as a front aspect study and a dual aspect dining room overlooking the rear.

The lower floor provides two generously proportioned rooms, both accessed through double doors from the hallway and offering exceptional flexibility. The formal sitting room features a fireplace with a gas log-burning stove and patio doors opening onto the broad paved terrace and garden beyond. The second room also benefits from patio doors onto the garden. Currently arranged as a double bedroom, it has previously served as both a study and playroom.

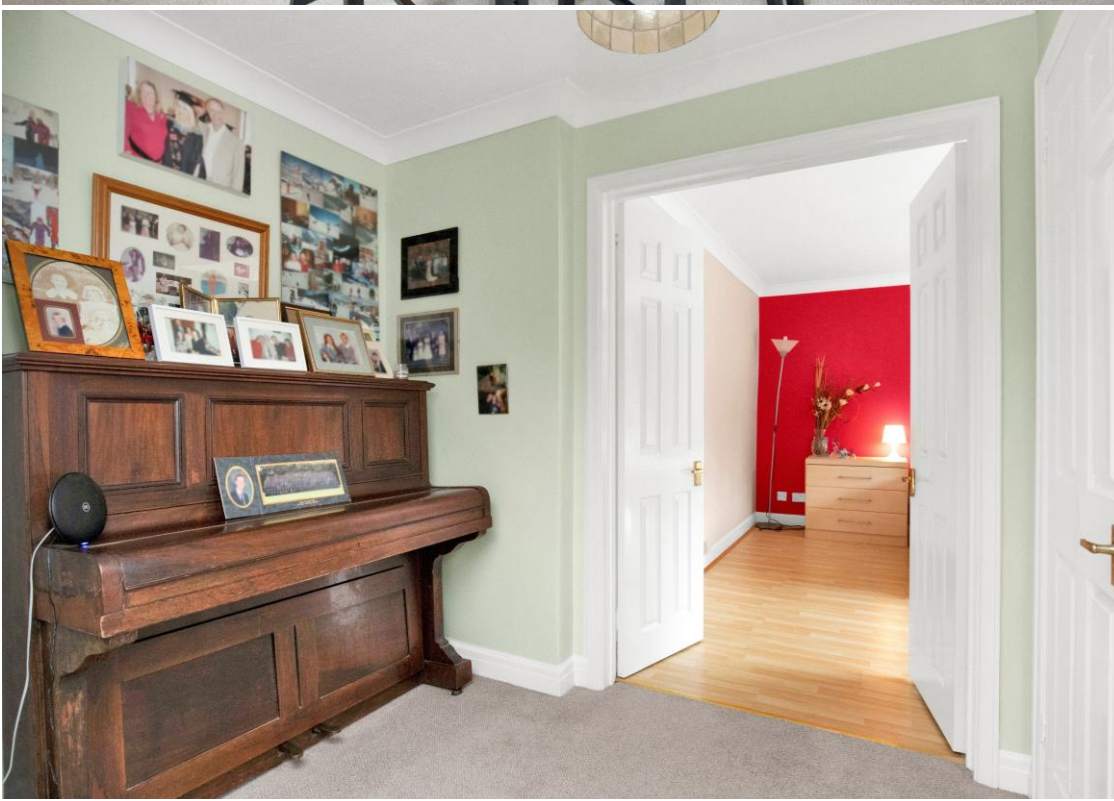
The first floor offers a traditional four-bedroom arrangement. The generous dual aspect principal bedroom has built-in wardrobes and an en suite bathroom. The three remaining bedrooms are all doubles with fitted wardrobes, while the two rear bedrooms also enjoy dual aspect views across the garden. A modern family bathroom, refitted approximately three years ago, includes both a bath and separate shower.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The gardens are a real delight, extending predominantly to the rear and enjoying the afternoon and evening sun. A mature wisteria climbs the rear elevation, producing cascades of fragrant flowers each spring. Its scent can be enjoyed from the recently paved terrace below, which spans the full width of the house and is equipped with both light and power. Flanked by formal raised sleeper beds, this is a wonderful setting for outdoor dining and entertaining. Beyond the terrace, a generous lawn is interspersed with mature trees and shrubs, with established flower beds lining the boundaries. Tucked away to one side is a productive growing area containing several fruit trees and an assortment of soft fruits. A further side garden sits adjacent to the kitchen and utility room. Steps beside a useful garden shed rise to the second paved patio, where additional raised sleeper beds create another attractive and secluded place to sit.

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





LOCATION

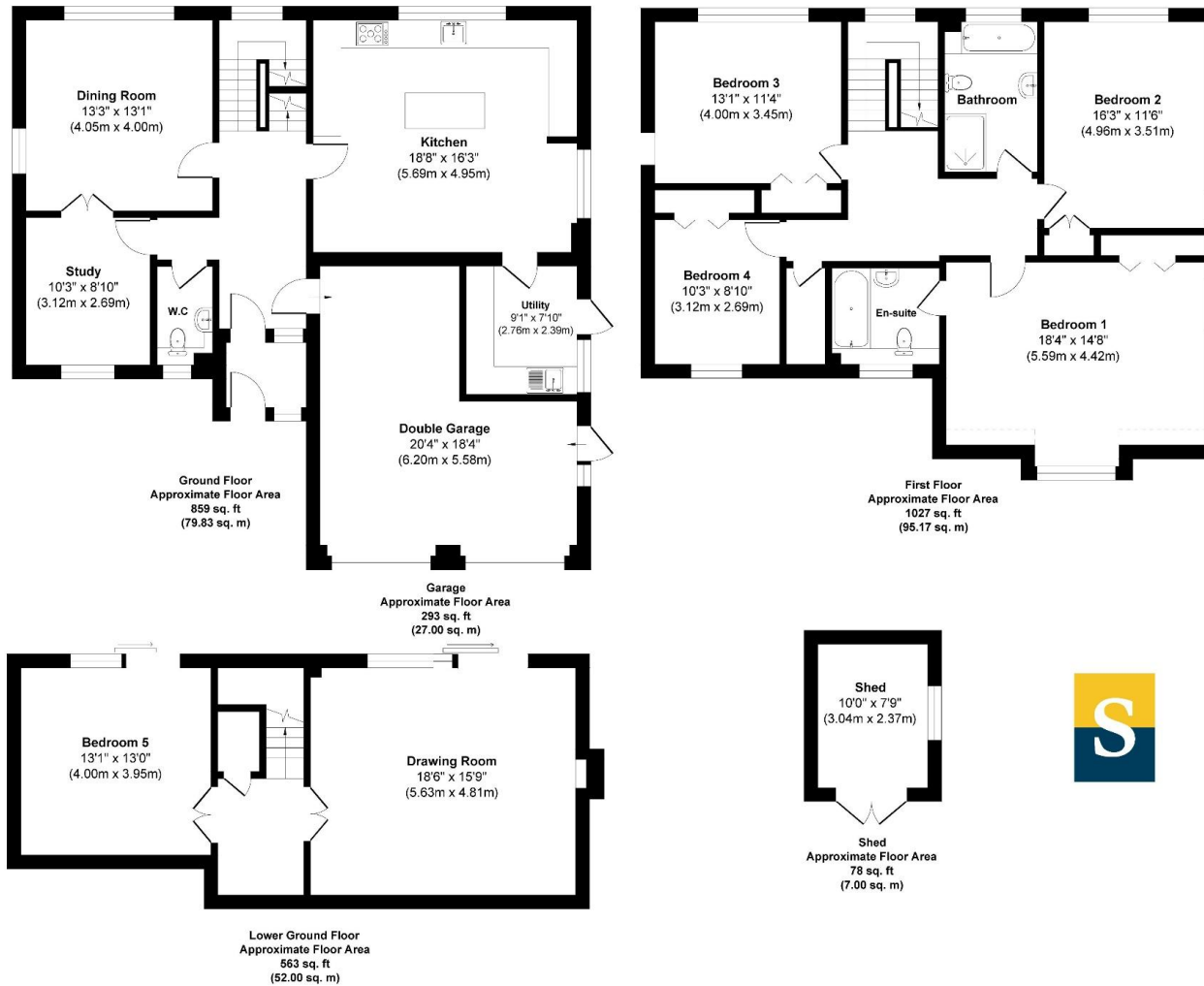
Situated at the end of Stonehill Road, which is a highly desired residential road in the heart of Headley Down, enjoying a very quiet position at this end of the road. Within easy walking distance of Ludshott Common and Openlands woodland. The neighbouring properties are nearly all detached and of a 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
Approx. Gross Internal Floor Area
2820 sq. ft / 261.00 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Produced by Home Focus Studio Ltd.



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