

3 RECTORY VIEW

HEADLEY • HAMPSHIRE

3 Rectory View, Crabtree Lane, Headley, Hampshire, GU35 8QB

Immaculately presented detached house with four double bedrooms in the centre of the charming village of Headley. Enclosed gardens to front and rear, lockable store, carport and driveway for multiple cars.

This beautiful home is ready to move into and enjoy. With underfloor heating to the ground floor and bathrooms, and the sun streaming through the South facing windows at the rear you will always be warm and comfortable!

Approached via a landscaped front garden, behind a wrought iron gate and ornate brick wall, with ease of access both steps and a slope lead up to the front door and side gate.

Enjoying the front aspect is a contemporary fitted kitchen with a lovely bay window and is fitted with a good range of drawer and cupboard storage plus integrated dishwasher, oven, gas hob with externally vented cooker hood, and space for further appliances. Across the hall is a comfortable study, currently used as a Butler's Room.

The spacious reception room, with a beautiful fireplace with gas fire, extends across the whole of the rear of the house. Double patio doors open onto a private South facing garden. Double internal doors lead to the dining room, which can also be accessed from the spacious hallway.

To one side of the stairs in the hallway is a spacious contemporary cloakroom with fitted storage cupboards, and on the other side is a large understairs cupboard.

Turning to the first floor there is a well-proportioned landing with double storage cupboard with radiator, currently used as an airing cupboard, and access to a large fully boarded, high roof, loft space (with scope to convert subject to the usual constraints).

The principal bedroom sits to the front of the house with lovely elevated views from the bay window, over a field towards the Church and the village hall. This spacious room benefits from a built-in triple wardrobe, en suite shower room with underfloor heating. Bedrooms 2 and 3 at the rear of the property are of identical size, both fitted with triple built-in wardrobes. Bedroom 4, with double fitted wardrobe, enjoys views from the front of the house, currently used as an office. Completing the accommodation is a modern family bathroom: bath with shower over, toilet, vanity unit with wash basin, heated towel radiator and tiled floor with underfloor heating.

The attention to detail throughout the property is to be commended and viewing is highly recommended to appreciate all that is on offer.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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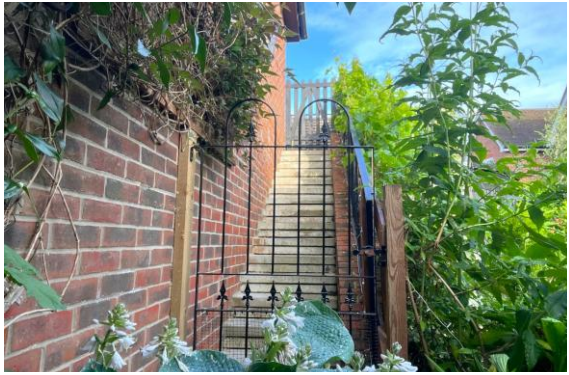

BOSCH















OUTSIDE AND FURTHER INFORMATION

The gated side access connects the front garden to the South facing, established rear garden with a good size paved patio, lawn and borders filled with flowers, shrubs and climbing plants, along with outside tap and an external power socket. Private steps with pedestrian gates at the top and the bottom lead up to the private driveway and carport. At the rear of which is a secure brick built storage area, with power and light. This private area provides ample parking for multiple cars.

Tenure: Freehold **EPC Rating:** C **Council Tax Band:** E (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 in a central village position within easy reach of shops, doctor's surgery, pubs and village green.

Headley is a charming village dating back many centuries with its own Church, community centre and village hall, doctor's surgery and retail chemist, hairdresser, delicatessen, Morrisons Daily, along with Luffs Mill Lane Farm Shop and garden centre. The Pavilion (currently undergoing modernisation) offers football, cricket, tennis and bowls. There are two pubs nearby, The Holly Bush and The Crown.

The Holme Primary School in Headley covers both infants and juniors and enjoys its own forest school. Further schooling options are available close by, such as St. Edmund's School, and more information is available on request.

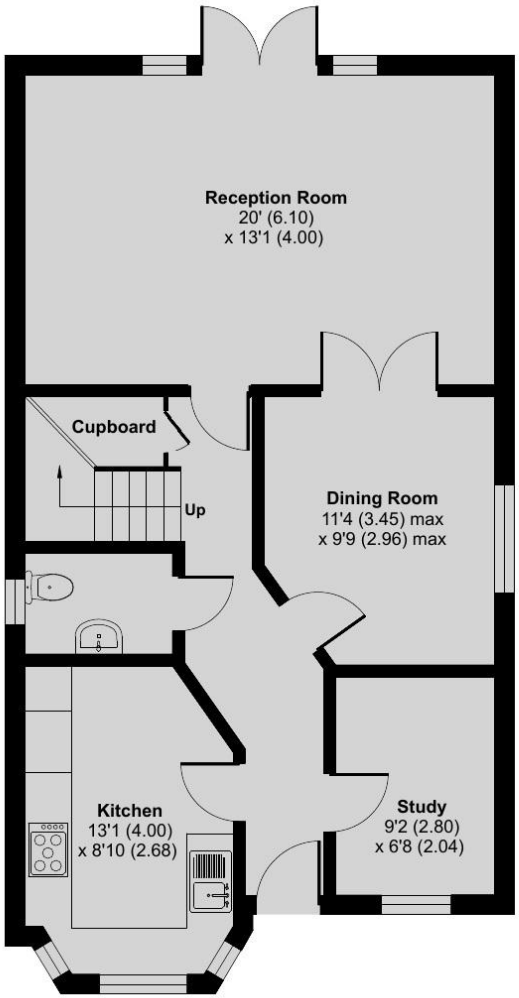
The general area abounds in acres of National Trust lands, ideal for walking and horse riding.

Headley is well situated, being only 4 miles off the A3 with the Hindhead Tunnels giving easy access to London and the South Coast. Excellent high street shopping can be enjoyed in the towns of Guildford, Farnham and Petersfield with local shops in Grayshott, Liphook and Haslemere.

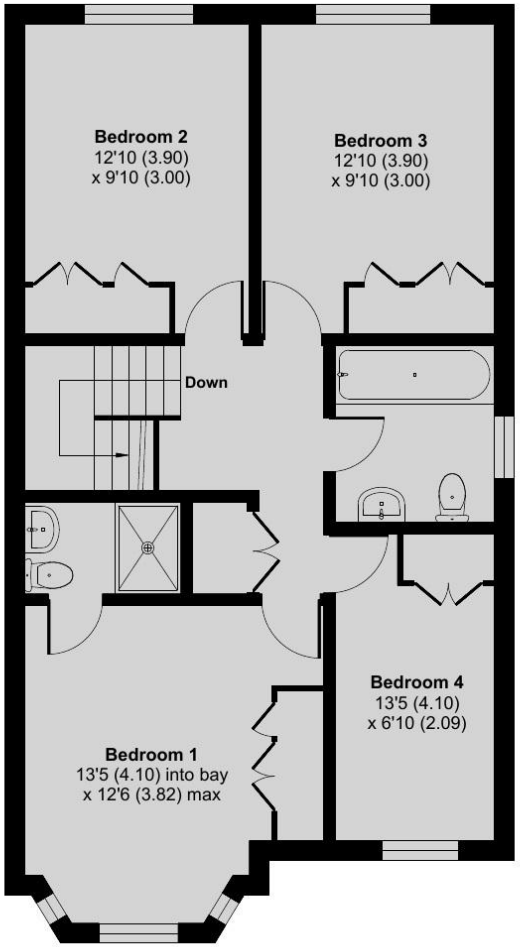
Four local train stations Haslemere, Farnham, Liphook and Bentley Station give excellent commuter access to London (Waterloo) in under the hour. Bus route 23 runs services between Haslemere and Alton with bus stops along Crabtree Lane.
www.headley-village.com

Crabtree Lane, Headley, GU35

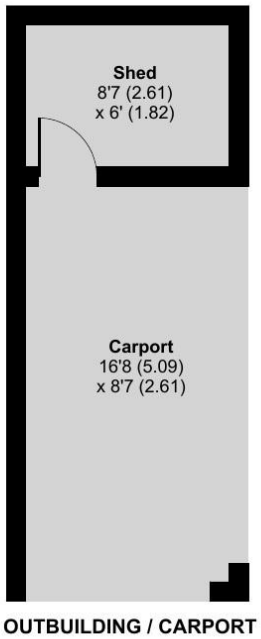
Approximate Area = 1422 sq ft / 132 sq m (excludes carport)
Outbuilding = 51 sq ft / 4.7 sq m
Total = 1473 sq ft / 136.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING / CARPORT

Seymours

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: 1270861

Seymours

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