



3 LUDSHOTT GROVE

HEADLEY DOWN • HAMPSHIRE

3 Ludshott Grove, Headley Down, Hampshire, GU35 8BG

Absolutely charming detached bungalow within level gardens, in a quiet cul de sac benefiting from driveway parking, garage and no onward chain.

- Quiet highly regarded cul de sac within walking distance of local amenities and countryside walks
- Landscaped front garden with established shrubs and hedging and a pathway to the front door
- Extending down the side of the plot is a generous driveway leading to an attached garage with electric roller door to the front and garden access to the rear
- An enclosed entrance porch opens into a more formal and spacious reception hall where you are immediately greeted by double glazed doors opening into a lovely sitting room. The presentation and decorative condition is to be commended and is represented throughout the property. A central fireplace with gas fire provides a focal point for cozy winter evenings
- Sliding patio doors link to a substantial conservatory overlooking the rear garden. Currently set up as a lounge / dining area, combined and opened up with the sitting room, these create a great space for entertaining. The large glazed dual aspect offers a light and bright space throughout the day, and a radiator allow it to be used throughout the seasons
- Dual aspect kitchen/breakfast room overlooking the garden, fitted with an extensive range of drawer and cupboard storage including an illuminated wall unit, with plenty of space for a breakfast table and white goods
- Separate utility room with direct access onto the driveway; a great short cut for bringing in the weekly shop!
- Exceptionally spacious master bedroom with a deep bay window, built in storage and en suite facility featuring both bath and separate shower cubicle
- A 2nd single bedroom makes a great guest room, study or hobby area
- WC to the end of the hallway alongside general storage cupboards
- Access to a large loft offering excellent storage, which has had velux windows added and been boarded for convenience
- Level enclosed rear garden which has been landscaped to provide a highly useable, low maintenance area, with block paving providing plenty of space for garden and patio furniture with attractive brick raised flower beds beyond which extend into a feature pond. A garden shed can be found tucked away at the end of the garden providing useful storage
- Offered to the market with no onward chain.



KEY INFORMATION

Detached bungalow
Two bedrooms
Driveway parking and garage
Level enclosed garden
Walking distance of local shop and woodland walks
No onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Ludshott Grove is a charming, quiet cul de sac of detached homes, predominantly bungalows and chalet bungalows.

A few doors down is a lane to a small (little known) green, which is great for sledging on in the winter, King George V Green, whilst a few local shops are within a couple of minutes walk from the top of the road. 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 and fuel station. 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.

Tenure: Freehold

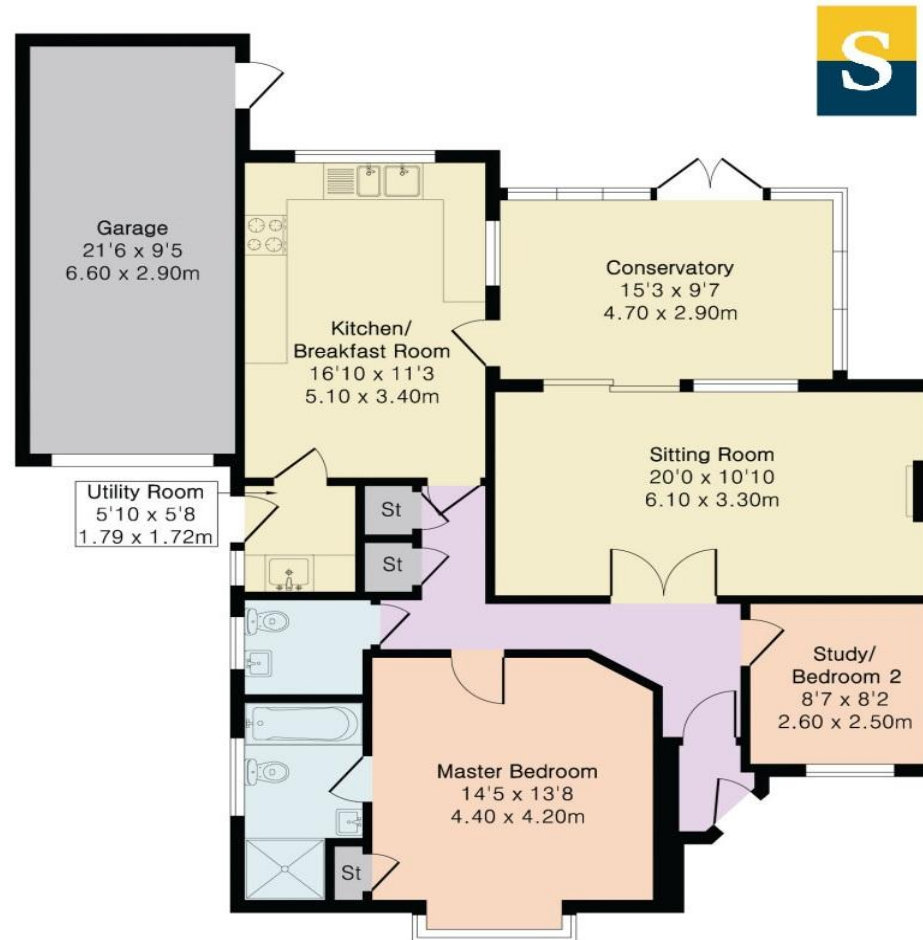
EPC Rating: C

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

**Approximate Gross Internal Area 1088 sq ft - 101 sq m
(Excluding Garage)**
Garage Area 206 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement: 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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