



NEGISHI

HEADLEY DOWN • HAMPSHIRE

Negishi, 78 Seymour Road, Headley Down, Hampshire, GU35 8JX

Charming, individual 3/4 bedroom detached house offering flexible accommodation in delightful gardens on a quiet lane that looks onto Ludshott Common.

Approached via a quiet unadopted lane and occupying an idyllic position adjoining Ludshott Common, Negishi is an individual and characterful home offering flexible accommodation, beautifully established gardens and immediate access to miles of National Trust heathland and woodland. Driveway parking is complemented by a useful garage/workshop, while the house has been much enjoyed by the current owners for over 30 years.

The front garden creates a memorable first impression, with Japanese-inspired planting originally designed by a previous owner with connections to RHS Garden Wisley. Azaleas, rhododendrons and acers provide a riot of spring colour, accompanied by an unusual pocket handkerchief tree and an impressive collection of mature specimen plants.

Wrapping around the front of the house is a superb garden room, its wide glazed elevations drawing in an abundance of natural light and providing wonderful views over the surrounding garden, a light, sunny and spacious welcome to the house complete with its own characterful wood burning stove which provides a cosy focal point during the colder months. Built-in bench seating offers the perfect place to read, watch visiting birds or simply enjoy the garden throughout the seasons. A generous storage cupboard and cloakroom complete this welcoming entrance.

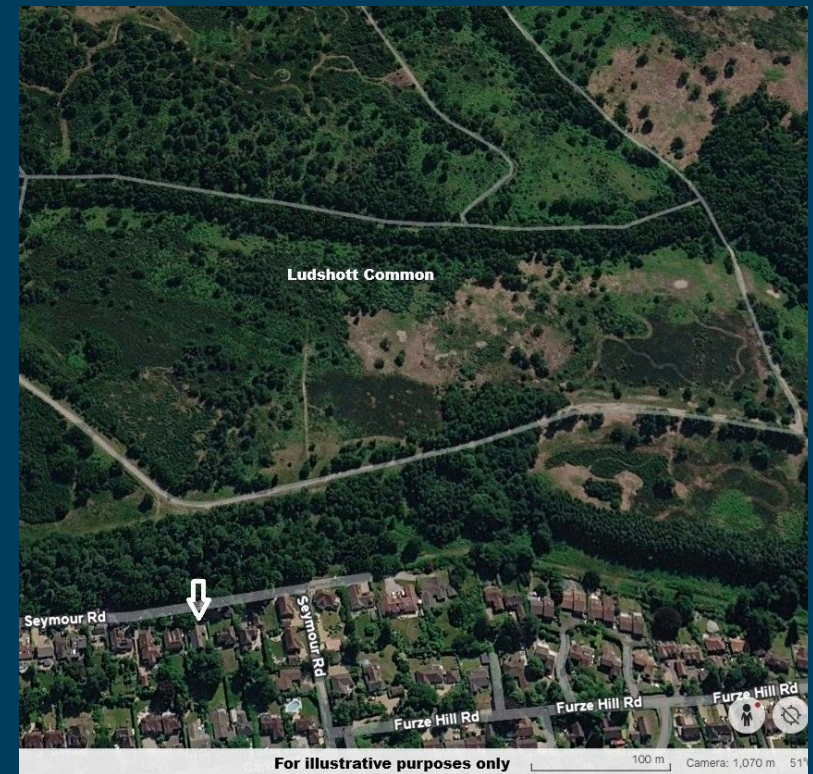
Double internal doors open to reveal the heart of the home: a spacious open-plan kitchen / lounge / dining room with a warm and relaxed

atmosphere. Wooden floorboards extend throughout, while a feature fireplace houses an impressive 8kW multi-fuel stove. There is ample room to arrange both a dining area and lounge furniture around the fire, making this a wonderfully sociable setting for everyday family life. The dual-aspect kitchen is fitted with an attractive range of white cabinetry, complemented by oiled timber worktops and integrated oven and hob with space for further appliances.

An inner hallway leads to the exceptional 23'4 wide sitting room, positioned to the rear of the house and enjoying complete privacy. Wide patio doors open directly onto the south-west-facing garden, creating an effortless connection between the house and its peaceful surroundings. Also off this hallway are a versatile study / fourth bedroom and a family bathroom, providing ideal ground floor accommodation for guests, older children or relatives.

Upstairs, the principal bedroom is a particularly appealing triple-aspect room overlooking the rear garden and enjoying lovely sunset views. Deep eaves add character and offer scope to create further fitted storage if desired. Two additional well-proportioned bedrooms and a family shower room complete the first-floor accommodation.

With beautiful surroundings quite literally at the end of the drive, Negishi offers a rare combination of privacy, character and an exceptional connection to the countryside.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The rear garden is exceptionally private and beautifully stocked, with a generous lawn surrounded by mature azaleas and rhododendrons, a magnolia and numerous specimen trees and shrubs. A small wildlife pond enhances the natural setting, while an insulated detached outbuilding currently provides an excellent home office.

Perhaps the property's most distinctive feature is its position directly beside and overlooking Ludshott Common. Extending across more than 700 acres and cared for by the National Trust, this remarkable landscape offers a network of picturesque walks through heathland and woodland, with routes continuing towards Waggoners Wells and Bramshott Common.

Tenure: Freehold

EPC Rating: D

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

Private Road: No formal costs; ad hoc neighbourly improvements.





LOCATION

Seymour Road is a quiet unmade road sitting adjacent to Ludshott Common; it is characterised by substantial properties in generous plots.

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.

Also nearby is access to a fantastic selection of private and state schools. Close by are The Holme Primary in Headley, Grayshott Primary, and St Johns in Churt, as well as two superb secondary schools in Bohunt and Woolmer Hill.

Details of private schools are available on request.



Seymour Road, Headley Down

Approximate Area = 1786 sq ft / 165.9 sq m

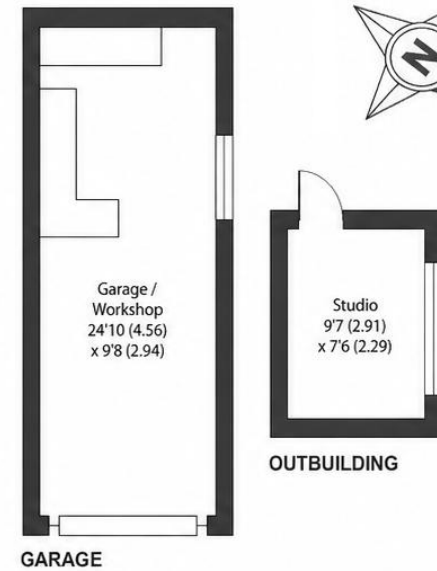
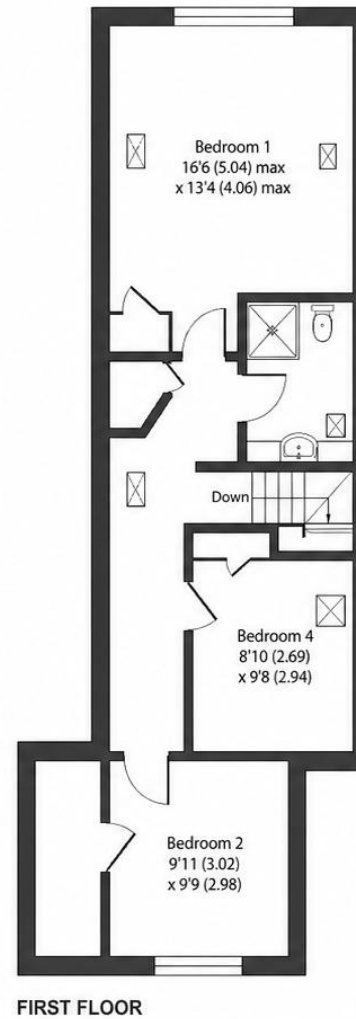
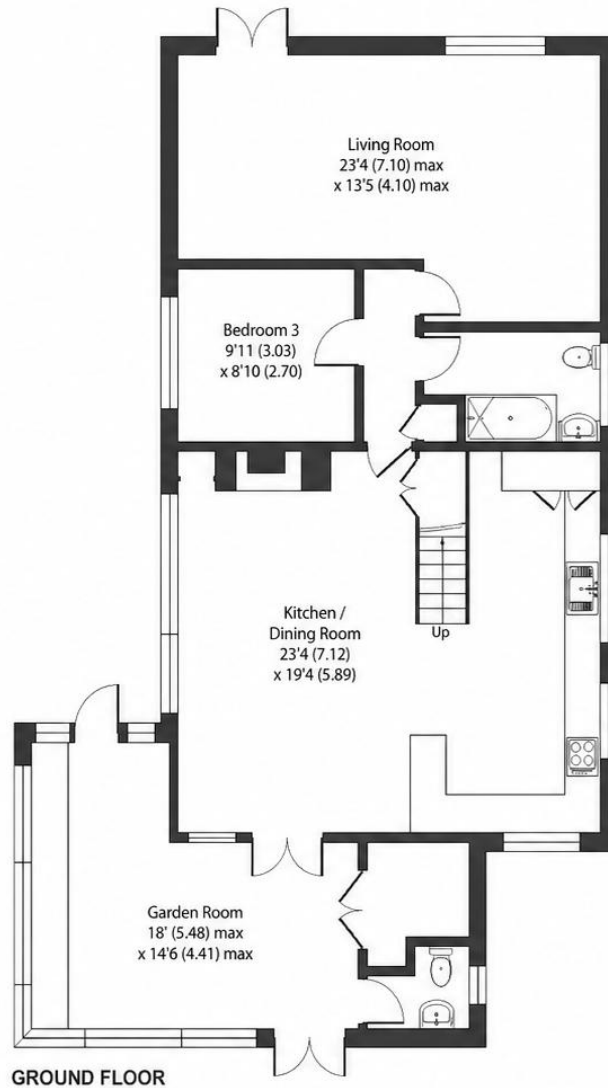
Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 239 sq ft / 22.2 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 2137 sq ft / 198.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential)
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Seymours





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