



FAIRLAWN, 10 FURZE HILL ROAD

HEADLEY DOWN • HAMPSHIRE

Fairlawn, 10 Furze Hill Road, Headley Down, Hampshire, GU35 8EZ

Spacious 3/4 bedroom detached bungalow within level generous gardens on a quiet private road within walking distance of Ludshott Common.

A superbly presented detached bungalow which the current owners have transformed into a home with accommodation which flows incredibly well enjoying a good balance of reception and bedroom space.

Approached via a private road; a tucked away position away from any passing traffic, with mature hedging providing screening to the front garden and driveway (which offers parking for 4-5 cars).

A deep entrance porch leads to a modern OPVC front door which in turn opens into a very spacious reception hall.

Your principle reception space is all at the rear of the property benefitting from views over the garden. The sitting room is dual aspect, and incredibly spacious with room for both lounge and dining areas. A wood burning stove is centrally positioned and patio doors open directly onto the garden.

The kitchen/breakfast room is some 27' long and benefits from underfloor

heating, a dual aspect plus roof lantern and bench seat below the window overlooking the garden; the perfect spot to relax and enjoy the view. The kitchen is fitted with a comprehensive range of drawer and cupboard storage in addition to a pull out larder, and integrated fridge, freezer, dishwasher, microwave, gas hob and Neff Double oven. There is plenty of space to the end for a breakfast table where double internal doors open into the sitting room.

Tucked away off the kitchen is a useful utility room which also provides side access to the garden and driveway.

Sitting at the front of the house is a good sized study which could also double as a 4th bedroom if required.

There are three formal double bedrooms; all beautifully appointed. Both the master and bedroom two benefitting from en suite shower rooms and extensive built in wardrobes. Completing the accommodation is a modern family bathroom.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk





OUTSIDE AND FURTHER INFORMATION

As a whole the plot is approx. quarter of an acre, with the rear garden extending over 125 feet. This has been lovingly landscaped and cultivated to provide an attractive space in which to rest, toil or entertain. Immediately adjoining the bungalow are two paved patio areas, with a log store and BBQ store close by making for easy summer dining on the BBQ. Beyond this a wide expanse of lawn extends down the garden, flanked by mature borders and feature planting including two stunning red acers and several camelia's. Toward the end of the garden is an insulated garden cabin, with power and patio doors onto the garden; an ideal home office, hobby room or quite spot in which to relax and read. Beyond this a working area been created, with a greenhouse, fruit cage, raised vegetable beds, established Cox and Bramley apple trees and a shed.

Tenure: Freehold

EPC Rating: D

Council Tax Band: F (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: Furze Hill Road Residents Association. No formal costs, managed by informal agreement





LOCATION

Situated on Furze Hill Road, a popular residential position on the doorstep of Ludshott Common. The neighbouring properties are nearly all detached and of a comparable size and prestige.

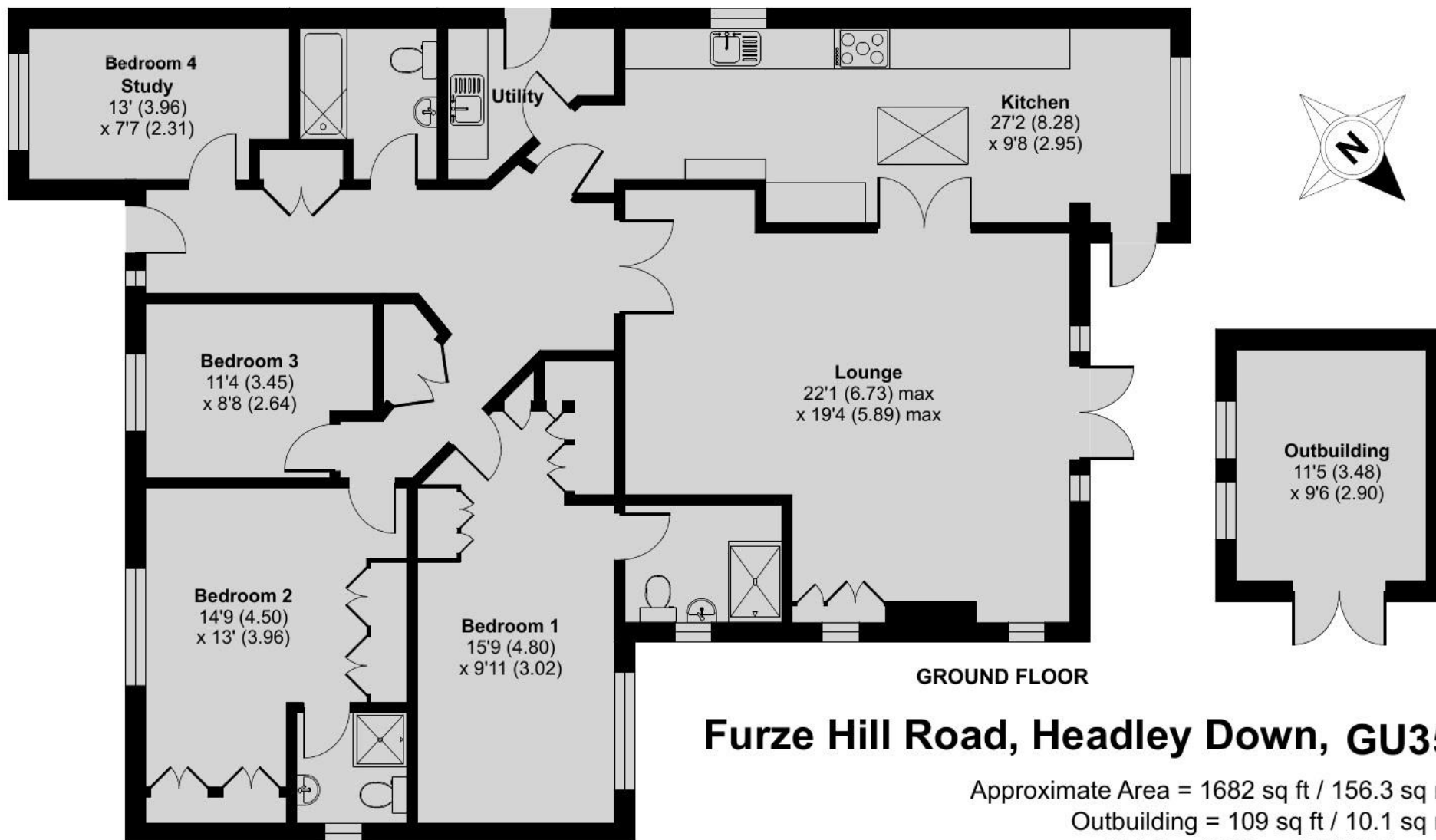
Headley Down itself is an attractive rural predominantly residential area, within easy reach of many acres of National Trust common, ideal for walking and riding including Ludshott Common, Arford Common and the more recently formed Headley Down Nature Reserve. In the immediate vicinity is a small convenience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

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.





Furze Hill Road, Headley Down, GU35

Approximate Area = 1682 sq ft / 156.3 sq m

Outbuilding = 109 sq ft / 10.1 sq m

Total = 1791 sq ft / 166.4 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1407034





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01428 771155

sales@seymours-grayshott.co.uk

www.seymours-estates.co.uk



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