

# 25 FAIRVIEW ROAD

HEADLEY DOWN • HAMPSHIRE

# 25 Fairview Road, Headley Down, Hampshire, GU35 8HG

*Three bedroom detached bungalow with driveway parking, large south facing rear garden and scope to extend if desired.*

- Situated on a quiet residential road, only a few minutes walk from acres of National Trust land
- Driveway parking to the front for several vehicles
- Entrance hall with WC
- Double aspect kitchen with a good range of drawer and cupboard storage including space and plumbing for white goods with a door directly out to the rear garden
- Living room with working fireplace and an opening to a spacious conservatory primarily used as a dining room, which overlooks the garden and has doors opening directly out onto a patio area
- Master double bedroom with built in wardrobes
- Two further bedrooms
- Fully tiled family bathroom
- Large south facing garden which extends approximately 100 feet, with a generous L-shaped patio area adjacent to the house and large lawn beyond. This well used family space has a brick built BBQ and three useful sheds
- Scope to extend; planning permission granted in 2025 for a single storey side extension and conversion of roof space to habitable accommodation with dormers following removal of chimney. Plans available.



## KEY INFORMATION

Detached three bedroom bungalow
Generous garden – approx. 100 foot deep
Planning permission granted to extend
Driveway parking
Walking distance of National Trust Ludshott Common

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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## LOCATION

Fairview Road is a highly desired residential road in the heart of Headley Down, blessed with a blend of character and modern properties.

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.

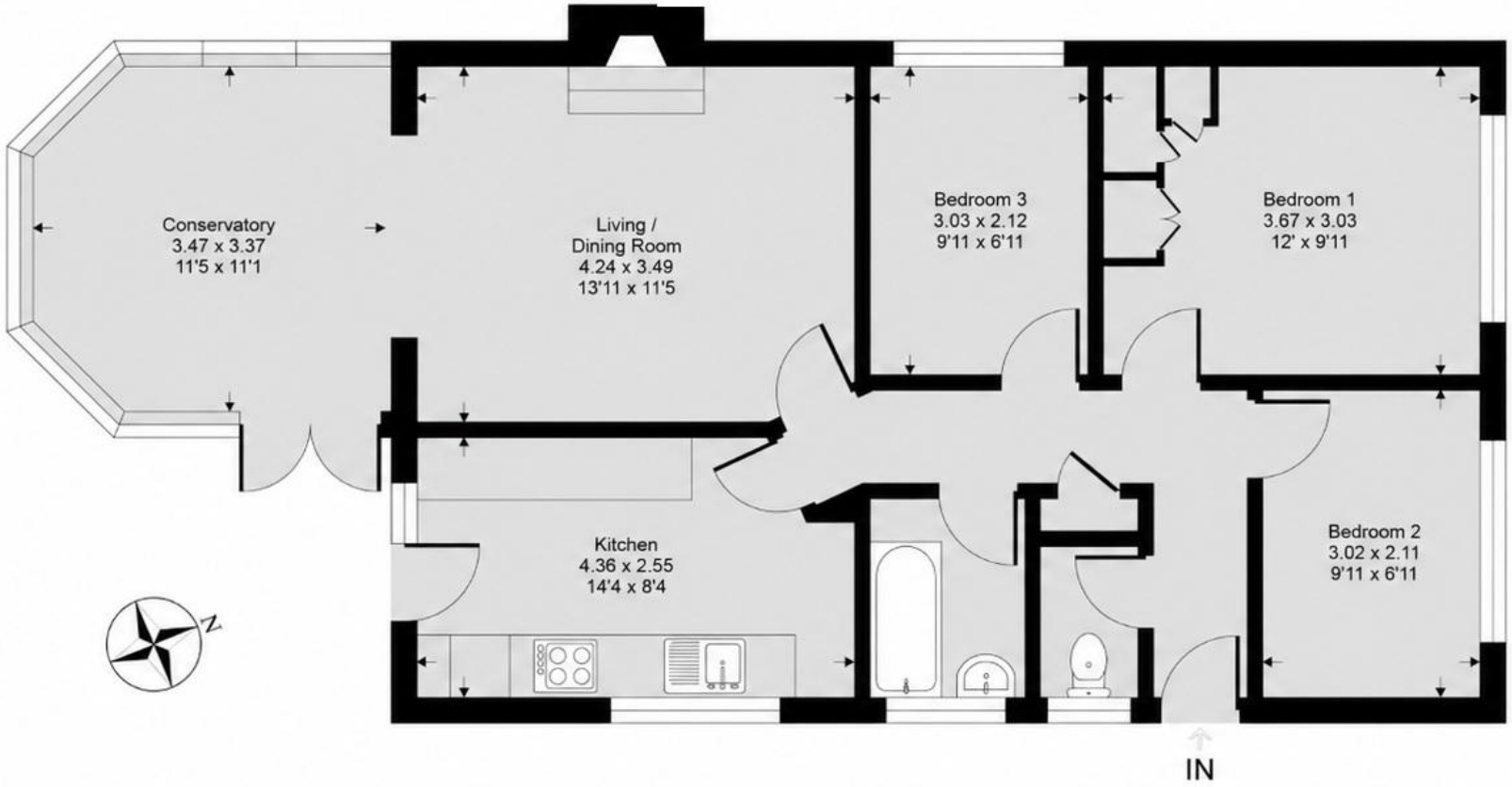
A wider range of services and shops can be found in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles.

**Tenure:** Freehold **EPC Rating:** E **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

# Fairview Road

Approximate Gross Internal Area = 76.1 sq m / 819 sq ft










This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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