

79 FAIRVIEW ROAD

HEADLEY DOWN • HAMPSHIRE

79 Fairview Road, Headley Down, Hampshire, GU35 8JB

A handsome detached house offering generous family accommodation (4 bedrooms) with a superb rear garden, driveway parking, double garage and quiet location.

A quiet tucked away position on the doorstep of a charming little green (King George V Green), enjoying a peaceful rural position whilst being only a few minutes' walk from a convenience store and fuel station, perfect for a relaxed family home.

An integral double garage and driveway parking sit to the front of the property with mature border to the side and an area of lawn on the approach.

The front door opens into a spacious entrance hall with cloakroom, two understair storage cupboards and stairs to the first floor.

The principal reception space is a dual aspect sitting room with central gas log fire and built in bespoke shelving and cupboard storage. This is further enhanced by double doors opening onto a conservatory offering panoramic views over the garden. A wide opening to the dining room/study provides a large space for entertaining or busy family life, (this could easily be closed off if desired as there is a separate entrance from the hallway).

The kitchen is dual aspect and fitted with a good range of drawer and cupboard storage, alongside an integrated double oven / grill, fridge dishwasher, and hob. It is open plan to a breakfast room which benefits from patio doors onto the rear garden, creating a lovely family space in which to cook and dine. Off the kitchen is a good sized utility room with external side access and internal access to the garage whose vaulted roof space provides valuable storage space if needed.

Moving to the first floor there are four good sized bedroom, all of which have built in wardrobes, and a family bathroom. Of particular note is the rear aspect principal double bedroom which benefits from built in wardrobes, en suite bathroom and elevated views over the garden and woodlands beyond. Those views and it's quiet position are enjoyed by three of the four bedrooms.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The rear garden is one of the standout features of this home, and truly one to be seen to be appreciated. Carefully landscaped and lovingly maintained it is south facing and packed with plants, shrubs and trees to provide shape, colour and interest throughout the year, including a mature magnolia tree. Adjacent to the house is a herringbone block paved patio with lawn beyond, there is also a circular feature patio. Steps flanked by flower beds lead down to another lawn with a raised sleeper bed. There is a further lower lawn with compost bins. Moving back to the side of house there is a bonus garden area complete with pergola covered gravel patio and greenhouse, so much to explore and enjoy. Overall the gardens are very quiet and secluded.

Tenure: Freehold **EPC Rating:** C **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













LOCATION

Fairview Road is a highly desired residential road in the heart of Headley Down, blessed with a blend of character and modern properties all within walking distance of Ludshott Common.

Headley Down itself is an attractive rural predominantly residential area. 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. 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.

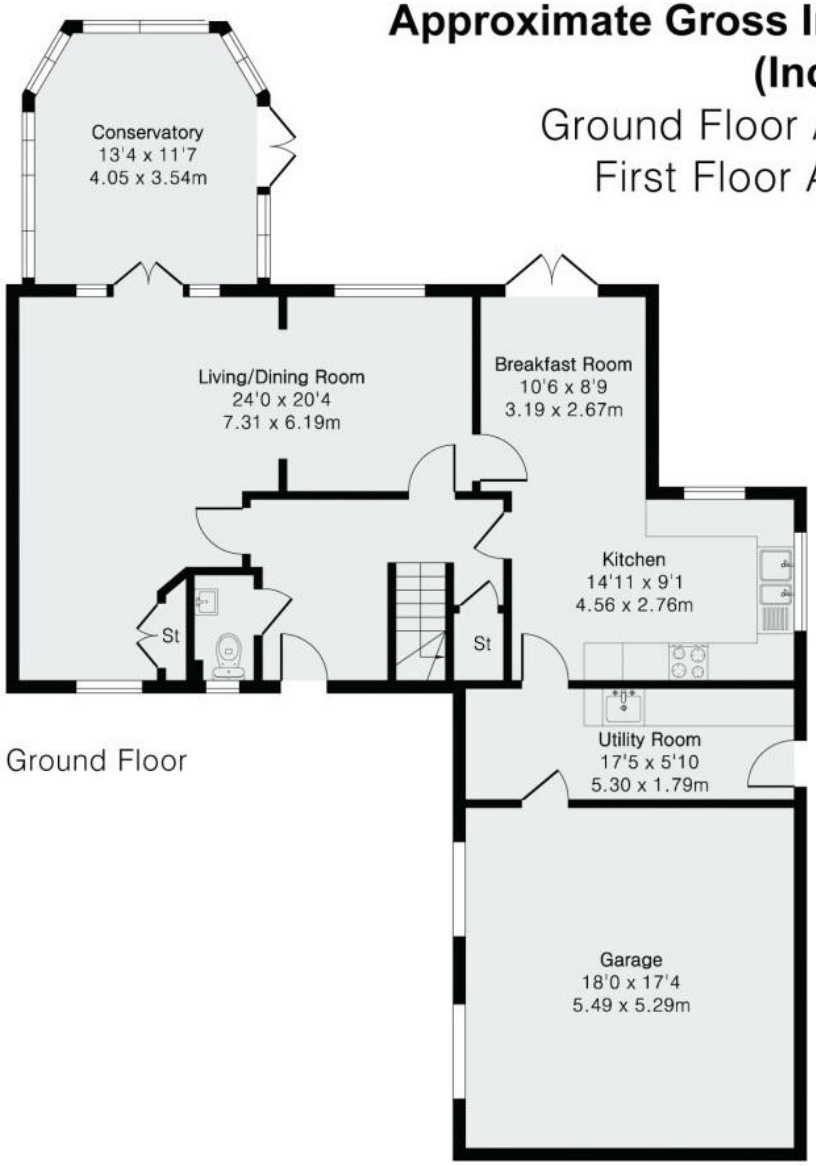
A wider range of services and shops can be found in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles.

There is an excellent choice of schooling available; both state and private, please ask for further information.

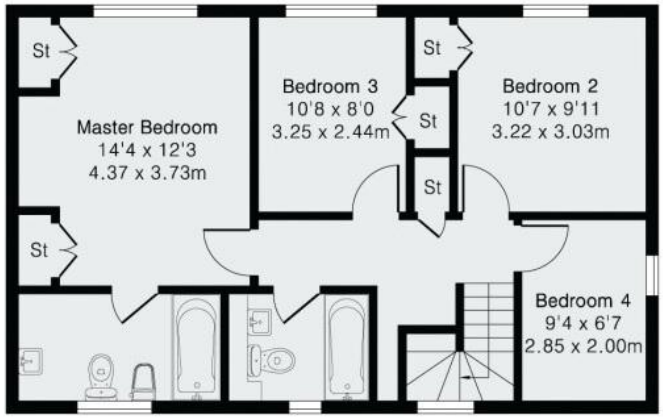
Approximate Gross Internal Area 2010 sq ft - 187 sq m (Including Garage)

Ground Floor Area 1336 sq ft – 124 sq m

First Floor Area 674 sq ft – 63 sq m



Ground Floor



First Floor

Seymours

PINKPLAN

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.

The Property Ombudsman



Seymours

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