

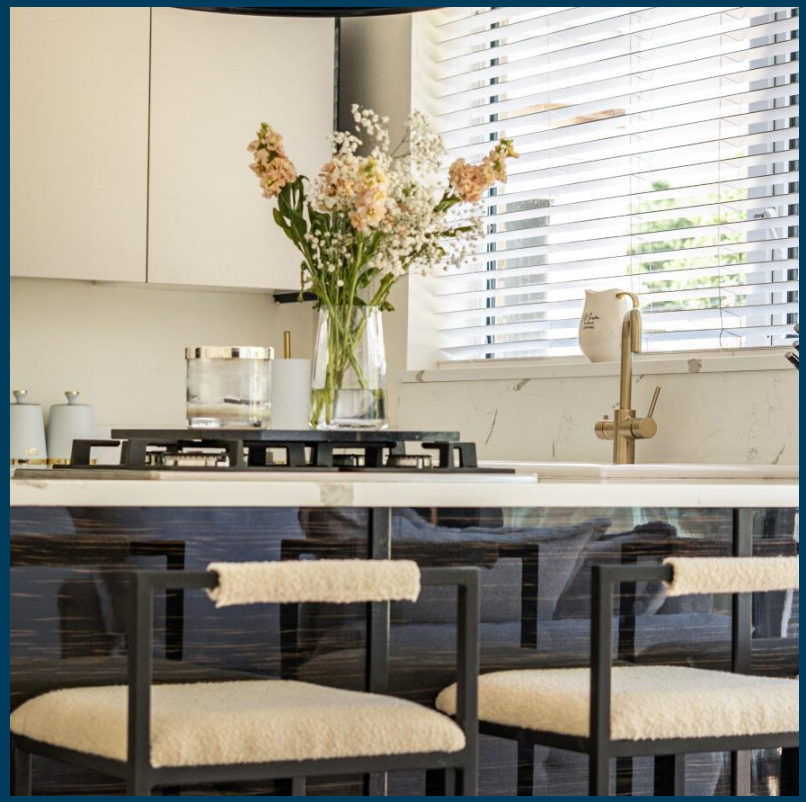
46 CHURCHILL CRESCENT

HEADLEY • HAMPSHIRE

46 Churchill Crescent, Headley, Hampshire, GU35 8ND

A modernised two bedroom bungalow whose frontage belies the space and accommodation within. Situated in a quiet development with both driveway parking to the front and enclosed gardens to the rear.

- Beautifully presented detached bungalow that the current owners have transformed in their ownership with a programme of improvements including new central heating, electrics and kitchen plus the creation of an open plan kitchen/lounge and large master bedroom
- Situated in a highly regarded position within a development of similar quality detached properties, all enjoying well spaced positions
- Lawned front garden with driveway parking to the side leading to a covered parking area and garage
- Enclosed entrance porch with front door opening into an entrance hall laid with herringbone style flooring which extends into the reception room to the rear
- Rear aspect open plan kitchen/lounge with brand new fitted kitchen featuring integrated boiling tap, double oven, gad hob and dishwasher with stylish cupboard and drawer storage plus worktops which extend into a lovely breakfast bar. The lounge enjoys views onto the garden, with bi-folding doors opening directly into a paved area
- The principle bedroom is an impressive 19'11 deep, with space to create a dressing room if desired. With a large picture window this is a naturally light bedroom space
- Bedroom 2 is also a double, benefitting from a panelled wall and built in wardrobe
- Family bathroom
- The washing machine is currently plumbed in to the garage. There is a corridor style storage area between the bungalow and garage offering scope to extend into if desired STPP
- The rear garden is larger than expected. A paved patio area sits adjacent to the bungalow with raised floral borders and a large lawn extending away to an upper level where a further patio area can be found, which in the owners words is a real sun trap!



KEY INFORMATION

Two Bedrooms
Contemporary kitchen
Reconfigured and modernised living and bedroom spaces
Driveway parking plus garage
Generous enclosed rear garden

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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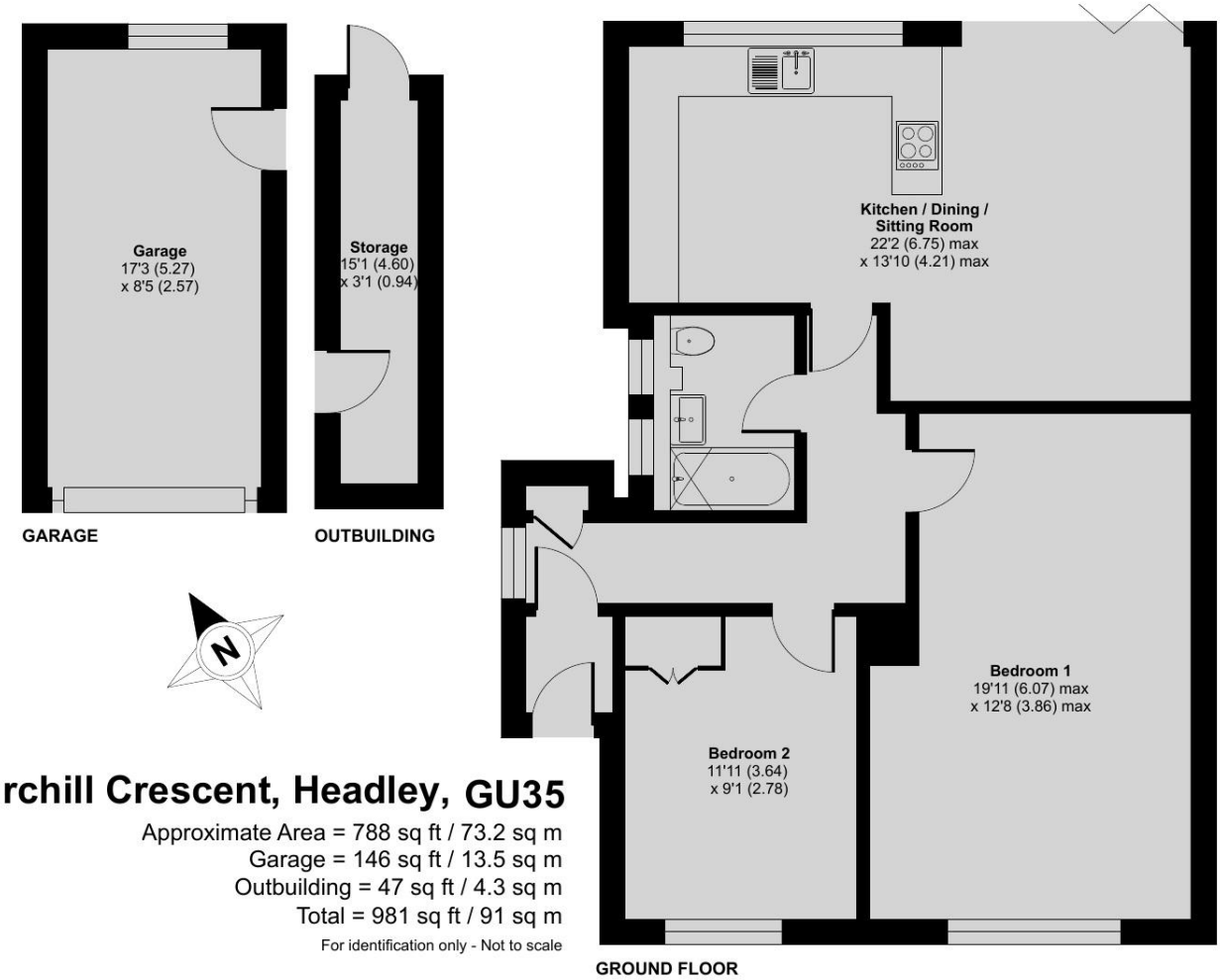
LOCATION

Churchill Crescent is a horseshoe of well presented detached bungalows within walking distance of Headley village centre. It is part of the Hilland rise development which is surrounded by beautiful private woodland. Headley village centre provides a small range of shops and facilities including the Church, a doctors surgery with retail chemist, a newsagent, hairdresser and small Delicatessen plus the all important village pub, The Holly Bush. The Holme Primary School in Headley covers both infants and juniors and enjoys it's own forest school. Further schooling options are available close by and more information is available on request.

High street shopping and main line stations can be found at Farnham and Haslemere, around 7 and 9 miles away. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles. The general area abounds in acres of National Trust lands, ideal for walking and riding, and there are a number of footpaths and connecting bridle ways close by.

Tenure: Freehold **EPC Rating:** D **Council Tax Band:** D (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



Churchill Crescent, Headley, GU35

Approximate Area = 788 sq ft / 73.2 sq m
Garage = 146 sq ft / 13.5 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 981 sq ft / 91 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: 1415990



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