



THE STUDIO

HEADLEY DOWN • HAMPSHIRE

The Studio, Fullers Vale, Headley Down, Hampshire, GU35

A legacy home in which to raise a family for many generations to come, enjoying a semi rural position nestled within over seven acres of private woodland and landscaped grounds.

If you are seeking rural living, but want the convenience of being an hour from London, only 10 minutes from the A3 and village facilities, in a house that you can be proud to entertain in then The Studio may be the home you have been looking for.

Completely tucked away from the road, access is made via a sweeping driveway approached via electric gates and offers parking for numerous vehicles in addition to a four bay (double tandem) garage. An extended driveway then stretched up past the gardens to an upper parking area with outbuildings.

Steps extend beyond the garage opening onto a lovely patio area fronting the main residence, and extending across to the annex above the garage. The house has been extended from it's "studio" origins and presents as a spacious and modern family house with charming character nods here and there. The front door opens into a welcoming and generous hallway, the central hub of the ground floor, with Oak flooring, cloakroom and stairs to the first floor.

Immediately to the right is a dual aspect drawing room with a large window overlooking the lawns, which can be enjoyed from the bench seat running the length of the window. Ceiling beams add character and a multi fuel burner sits centrally and is perfect for warming chilly winter evenings. Double doors lead through to a dining area with patio doors opening onto the gardens. This is open plan to a modern kitchen creating a super triple aspect space in which to have family meals or entertain. The kitchen was bespoke designed by Sinc and features Brazilian granite atop a central island and plenty of drawer and cupboard storage. There are several Neff integrated appliances including full height fridge and freezer, Wifi enabled ovens, microwave, hob and warming drawer. The utility room has been sympathetically styled with matching Brazillian granite worktops.

Finally on the ground floor is a further dual aspect reception room, currently used as a study, but offering an ideal family or music room.

Moving to the first floor there are four good sized family bedrooms; the principal bedroom benefitting from a dual aspect with built in wardrobes and an en suite shower room. There is a second en suite bedroom, which is also dual aspect and has built in wardrobes. The further two double bedrooms share a family bathroom (Bedroom three is currently used as a generous dressing room). Positioned centrally within the surrounding gardens and woodland, all the bedrooms enjoy incredible privacy and a glorious outlook what ever the weather or season.

Completely separate to the house is a detached annex, offering superb guest accommodation (or the option to Airbnb). The open plan living room has a built in kitchen to one side, complete with integrated oven and hob, and cupboard storage. This room is triple aspect with an additional roof light allowing natural light to flood the room. There are two bedrooms and a shower room. Above sits a large loft, which has been double insulated and floored.



MAIN HOUSE ACCOMMODATION : 2,388 SQ FEET
GUEST ANNEX: 482 SQ FEET
OUTBUILDINGS: 1,635 SQ FEET
TOTAL: 4,505 SQ FEET
OVER 7 ACRES OF GROUNDS

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OUTSIDE AND FURTHER INFORMATION

The grounds surrounding The Studio are exceptional and to be custodian of them is one of life's joys, from quiet mornings sat by the lawns, to afternoon dips by the heated pool, and cool evenings in the woodland there is always somewhere quiet to escape to for a moments tranquillity nestled amongst nature and wildlife. That being said if you want to make some noise and entertain family and friends there is plenty of space to do it, for children there is the wooden fort/treehouse with attached 90-metre zip wire, the home gym could be converted to a bar, and the annex is always there for those that don't quite make it home!

The formal grounds associated with the house are approximately 2.5 acres, but when the additional woodland is included you enjoy over 7 acres.

There are numerous outbuildings, which can be used as best suits your family, currently they are an office (insulated with power, heating and wifi), a heated gym, a pool house, a general shed, a timber garage, and a triple bay former stables used as a workshop, tractor shed and further garage.

The current owners have lovingly maintained and improved the grounds which now feature several patio areas with external lighting, the pool area, a large principal lawn and narrower upper lawn, ornamental pond (complete with waterfall feature and home to dragonflies, fish and frogs), 2nd pond, vine covered pergola walk, rural sports area and of course the woodland with clear pathways meandering through them. Viewing is encouraged to see for yourself all that is offered.

Tenure: Freehold

EPC Rating: D

Council Tax Band: G (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, oil fired central heating to radiators and mains drainage. Water tank pre built for solar to be connected. **Broadband and Mobile services:** Visit checker.ofcom.org.uk





Annex Living Room



Annex Bedroom



Annex Shower Room







LOCATION

A semi rural position enjoying woodland vistas to both the front and back, on the doorstep of National Trust heath and woodland, between Headley and Headley Down with Headley village amenities close by.

Headley is a charming village dating back many centuries with its own Church, community centre and village hall, doctor's surgery and retail chemist, hairdresser, delicatessen, Morrisons Daily, along with Luffs Mill Lane Farm Shop and garden centre. The Pavilion (recently reopened after undergoing modernisation) offers football, cricket, tennis and bowls. There are two pubs nearby, The Holly Bush and The Crown.

The Holme Primary School in Headley covers both infants and juniors and enjoys its own forest school. Further schooling options are available close by in Grayshott, Churt and Liphook. Secondary education is well covered by Woolmer Hill, Bohunt, or Weydon, whilst there are a large number of private schools and preschools (including St Edmund's and Amesbury at Hindhead as well as Brookham and Highfield in Liphook and Frensham Heights in Frensham. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Bedales and Cranleigh School slightly further afield).

The general area abounds in acres of National Trust lands, ideal for walking and horse riding including Ludshott Common, Arford Common, Gentles Copse and Headley Down Nature Reserve.

Headley is well situated, being only 4 miles off the A3 with the Hindhead Tunnels giving easy access to London, the South Coast Coast and both London Airports. Excellent high street shopping can be enjoyed in the towns of Farnham, Guildford and Petersfield with local shops in Grayshott, Liphook and Haslemere. Mainline train stations can be found at Liphook, Haslemere, and Farnham offering travel to London in under the hour.

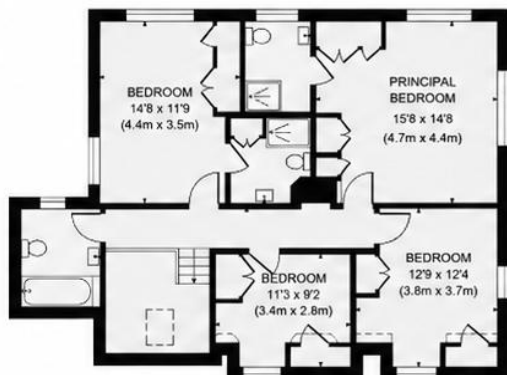
Farnham is an old English Georgian market town with narrow cobbled streets and attractive architecture boasting many shops, cafés and restaurants, a 12th century castle and parish church. The town plays host to monthly and seasonal markets and the centrally located Farnham Maltings Arts Centre offers theatre, film and crafts events. New to the town is Brightwells Yard complex bringing a new shopping centre with a six screen cinema, restaurants, town square and public gardens. There are two leisure centres, one of which is a David Lloyd gym and spa, plus the usual various sporting clubs alongside The Bourne Tennis Club, the newly opened Hurlands Pickleball and Padel Club and Frensham Ponds Sailing Club. Farnham's historic deer park offers over 300 acres of beautiful open countryside.



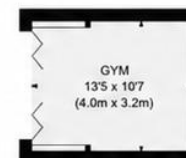
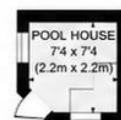




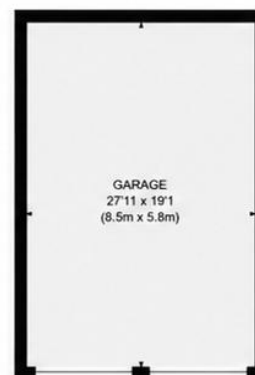
Approximate Gross Internal Floor Area
Main House 2388 sq. ft / 221.85 sq. m
Outbuildings 1635 sq. ft / 151.9 sq. m
Guest Accomodation 482 sq. ft / 44.8 sq. m
Total 4,505 sq. ft / 418.55 sq. m



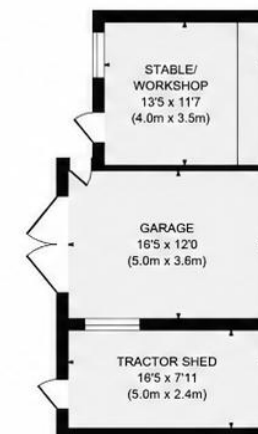
First Floor



Ground Floor



Guest Accommodation (Above Garage)



Seymours

PRESTIGE HOMES



Seymours
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