

BLACKFORD

HEADLEY DOWN • HAMPSHIRE

Blackford, Honeysuckle Lane, Headley Down, Hampshire, GU35 8EH

Charming detached bungalow in substantial gardens in a quiet road close to Ludshott Common with plenty of driveway parking. Scope to loft convert if desired STPP.

Set back from the road behind a small copse with two other bungalows this property enjoys a private and tucked away position.

The front garden is incredibly stocked with a nice sized lawn and block paved driveway parking leading up to the bungalow.

Your principle reception space is to the rear, looking out onto the garden. A formal sitting room with central wood burning stove which opens to a triple aspect dining room with patio doors and a feature round side window.

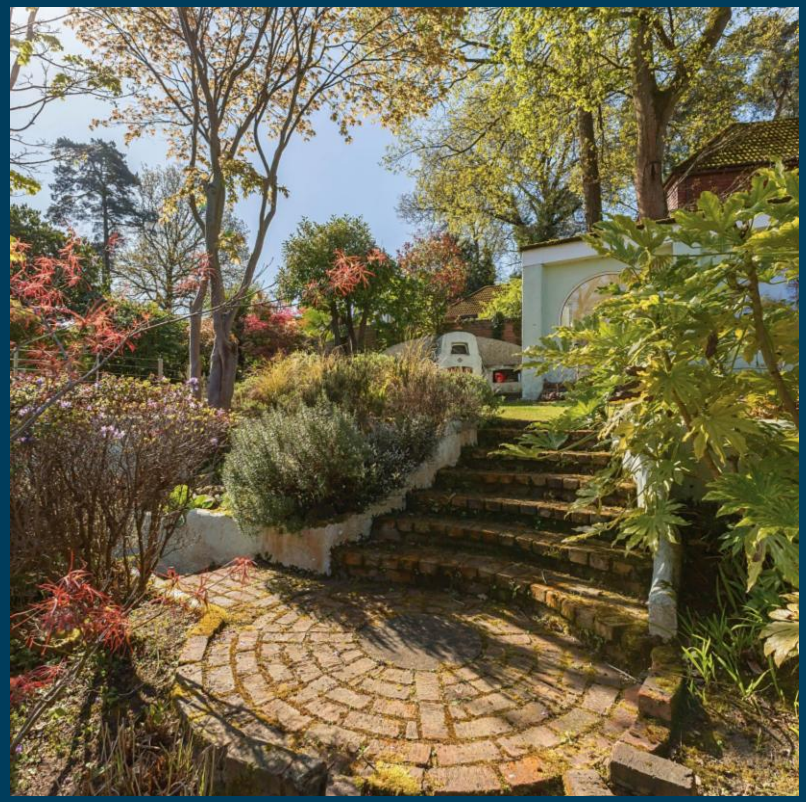
There is a wide opening to a breakfast area (also with patio doors) which in turn is open plan to the kitchen; collectively the sitting room, dining room and breakfast area offer a really flexible arrangement of reception space and can be used to suit an individual's needs.

The kitchen is fitted with a range of drawer and cupboard storage alongside granite worktops and integrated oven, hob, microwave and dishwasher.

Off the kitchen is an inner hall to a utility room, fully tiled wc and a generous front aspect study/double bedroom.

To the other side of the main entrance hall is the bedroom accommodation accompanied by a fully tiled family bathroom.
There is a rear double bedroom with double wardrobes, a front aspect double bedroom with built in wardrobe and a further single bedroom with built in wardrobe.

The bungalow benefits from a large loft, which has a lockable store to one end. The current vendor believes the loft offers scope to convert if desired, subject to planning permission and/or the usual constraints.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk

















OUTSIDE AND FURTHER INFORMATION

Both the front and rear gardens are carefully landscaped and packed with mature planting. The front is predominantly laid to lawn, whilst the rear has more levels and areas of interest all of which are south-west facing. On the same level as the bungalow is a paved patio area next to the dining area flanked by a retaining wall topped with mature shrubs and plants. A set of steps leads up to a circular patio and a higher level, which is predominantly lawned with an ornamental pond, plus shaped and well stocked flower beds surrounding it. At the very top of the garden is a large outbuilding; an excellent art room, teenage, gym or home office. There is a terrace next to it complete with an outdoor pizza oven, does that make the outbuilding the party room? From this space you get to enjoy lovely elevated views.

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













LOCATION

Honeysuckle Lane is a quiet residential road of individual detached houses and bungalows. A few local shops are within a couple of minutes walk, as is Openlands woodland and Ludshott Common beyond that.

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.

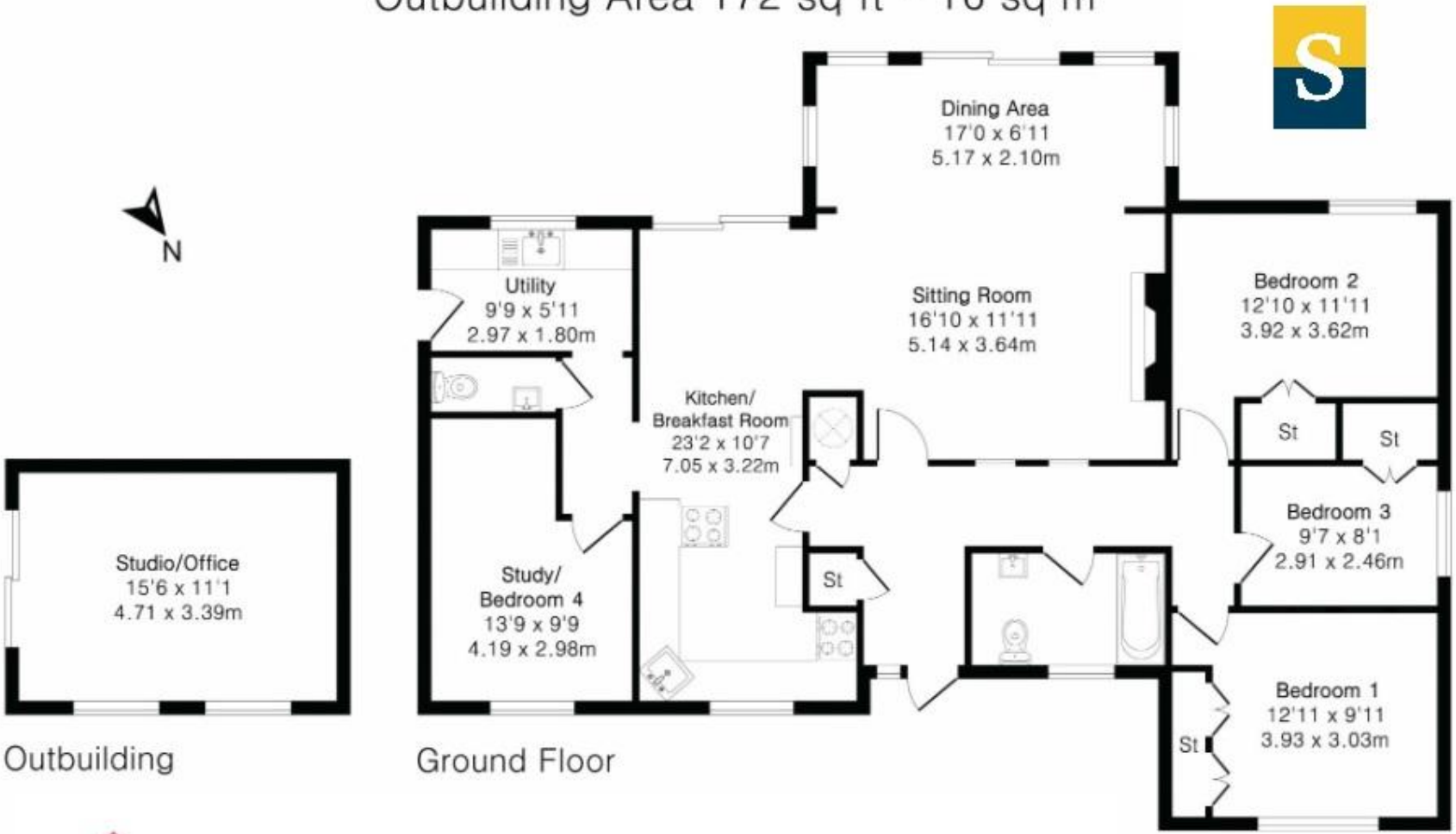
A wider range of services and shops can be found in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. A choice of excellent schools are also available in the surrounding areas. Access to the A3 with motorway style connections to London, the South Coast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

There is a good choice of schooling locally with a newly formed preschool in Headley Down itself, and the more established PK Preschool 3 miles down the road In Grayshott. Primary Schools are available in Headley, Grayshott, Churt and Liphook with Bohunt, Oakmoor and Woolmer Hill secondary schools close by. There is also an excellent range of private schooling available, please ask for more information.

Approximate Gross Internal Area 1485 sq ft - 138 sq m

Ground Floor Area 1313 sq ft – 122 sq m

Outbuilding Area 172 sq ft – 16 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

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Aberdeen House, Headley Road, Grayshott, GU26 6LD
01428 771155
sales@seymours-grayshott.co.uk
www.seymours-estates.co.uk





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