

RIVENDALE

HEADLEY DOWN • HAMPSHIRE

Rivendale, Furze Hill Road, Headley Down, Hampshire, GU35 8HA

A substantial and beautifully presented four-bedroom family home offering over 2,100 sq ft of accommodation, together with a double garage. Generous south facing rear garden backing directly onto National Trust-owned Ludshott Common.

One of just two homes built in this tranquil position in 1986, the property has been enjoyed and enhanced by its current owners for more than a decade. Characterful details found throughout the house include oak window sills and bannisters, while decorative coving and ceiling roses lend a more traditional feel to the sitting and dining rooms.

A generous driveway provides parking for multiple vehicles, with an EV charging point already in situ, and leads to a double garage. This has a remote-controlled electric up-and-over door and a pitched roof providing useful storage potential above.

The front door opens into a spacious entrance hall with Amtico flooring, a cloakroom and stairs rising to the first floor.

Positioned at the rear of the house, the sitting room has a central multi-fuel stove (perfect for cosy winter evenings) and wide patio doors opening onto the garden. Internal double doors connect with the front aspect dining room, allowing the two rooms to be opened together to create an exceptional space for entertaining.

The modern kitchen/breakfast room was upgraded approximately four years ago and is the natural centre of family life. It features underfloor heating, two integrated ovens, an induction hob, dishwasher, filtered and boiling water tap and twin butler sinks. Bi-folding doors open onto a south-east facing deck, where a glass balustrade allows the garden views to be easily enjoyed; creating that seamless flow between house and garden. A separate utility room provides a further butlers sink, tall storage cupboards and space for both a washing machine and tumble dryer.

The third reception room is currently used as a study and home office but offers excellent flexibility as a playroom, music room or hobby space.

A large window above the stairs fills the first-floor landing with natural light. The principal bedroom is a generous double with built-in wardrobes and an en-suite bathroom. French doors open onto a south-east facing balcony, enjoying elevated views across the garden and towards Ludshott Common beyond. It is the perfect place to quietly watch the birds and local wildlife, with deer often seen on the common. This is an exceptionally rare find and something that really sets this home apart from others in the local area. Three further double bedrooms, all with built-in wardrobes, are served by a contemporary family bathroom.

A gate at the foot of the garden opens directly onto National Trust-owned land at Ludshott Common. Popular with walkers, cyclists and horse riders, the common connects with Waggoners Wells and Bramshott Common, while also providing a beautiful traffic-free walking route into Grayshott.



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OUTSIDE AND FURTHER INFORMATION

The generous rear garden has been thoughtfully tiered to maximise its potential, creating a series of distinct yet connected spaces. A large decked terrace with a glass balustrade provides an ideal setting for outdoor dining, leading down to upper and lower lawns framed by established borders.

A magnificent copper beech tree forms a striking focal point, its rich colour changing with the seasons. At the lower level is a further paved terrace with a brick-built barbecue, creating a second entertaining area. A garden shed provides useful storage, while its position could potentially accommodate a larger garden cabin if desired.

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, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk













LOCATION

Furze Hill Road is a highly desired residential road in the heart of Headley Down, within easy walking distance of Ludshott Common. The neighbouring properties are nearly all detached and of a comparable size and prestige.

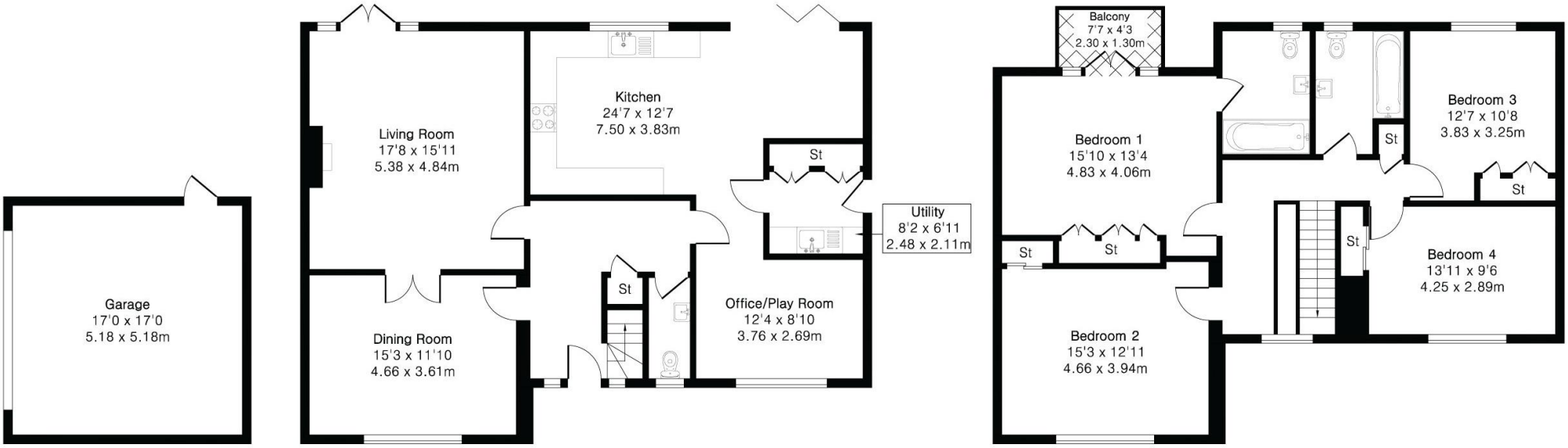
Headley Down itself is an attractive rural predominantly residential area, within easy reach of many acres of National Trust common, ideal for walking and riding including Ludshott Common, Arford Common and the more recently formed Headley Down Nature Reserve. In the immediate vicinity is a small convenience 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.

There are primary schools close by in Headley, Grayshott, Churt and Liphook with secondary school provision in Liphook, Hindhead, Bordon, Farnham and Alton. There is also an exceptional range of private schools locally, please ask for further information.

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.

Approximate Gross Internal Area 2103 sq ft - 195 sq m
(Excluding Garage)

Ground Floor Area 1120 sq ft – 104 sq m
First Floor Area 983 sq ft – 91 sq m
Garage Area 289 sq ft – 27 sq m



Garage

Ground Floor

First Floor

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.

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