

21 THE PADDOCK

HEADLEY • HAMPSHIRE

21 The Paddock, Headley, Hampshire, GU35 8QE

Detached four-bedroom family home occupying a quiet, tucked-away position at the very end of The Paddock, within easy reach of Headley's village amenities. Generous level front and rear gardens plus driveway parking.

This great family house offers well-proportioned and versatile accommodation, driveway parking and a particularly generous garden with plenty of space for relaxation, play and home-grown produce.

The house is approached across a level front garden, predominantly laid to lawn, with driveway parking extending along one side. The front door opens into a spacious entrance hall, where stairs rise to the first floor and a useful ground-floor shower room can be found; ideal for busy family life.

Double doors lead into an impressive reception room measuring 21'6 in width. This wonderfully sociable space provides clearly defined sitting and dining areas, with immediate views across the rear garden and direct access onto the wide paved patio. An adjoining snug offers a comfortable additional reception area, also benefiting from garden views and patio doors, while the vaulted study has both a window and rooflight, creating a bright and peaceful place to work from home.

Positioned at the front of the house, the kitchen offers a central island and a walk-in pantry, together with ample space for appliances. Adjoining, a separate utility room provides further storage and room for a washing machine/tumble dryer.

The study and utility room form part of a previous extension, while the house offers further potential to enlarge, if desired, subject to the necessary planning permissions. A substantial storage room, created from the former garage, completes the ground-floor accommodation.

Upstairs are four well-proportioned bedrooms, two of which benefit from built-in wardrobes. A spacious landing acts as a central hub connecting the four bedrooms and a modern family bathroom.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The large rear garden is a particularly appealing feature of the property. A wide, covered patio adjoining the house provides a sheltered setting for outdoor dining and entertaining, opening onto an extensive lawn. There is a dedicated vegetable garden with raised beds, a deep garden shed and several beautiful specimen trees, including oak, cherry and beech. Securely enclosed and dog-friendly, the garden offers abundant space for keen gardeners, energetic children and those who simply wish to sit back and enjoy the peaceful surroundings.

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

The Paddock is a quiet highly regarded road in a central village position within easy reach of shops, doctor's surgery, pubs and village green.

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 modernised) offers football, cricket, tennis and bowls. There are two pubs nearby, The Holly Bush and The Crown.

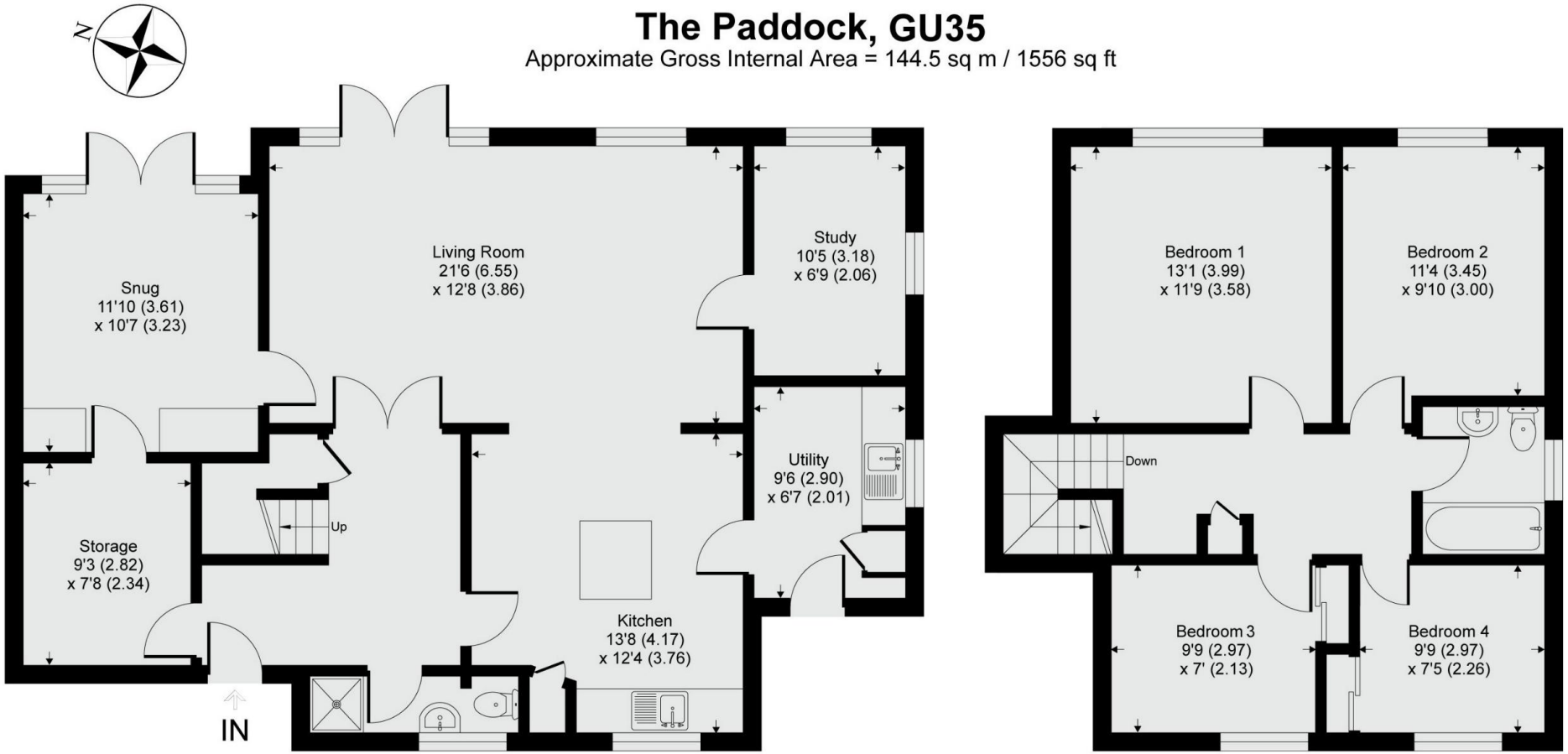
The Holme Primary School in Headley covers both infants and juniors and enjoys its own forest school. Further schooling options are available close by, such as St. Edmund's School, and more information is available on request.

The general area abounds in acres of National Trust lands, ideal for walking and horse riding.

Headley is well situated, being only 4 miles off the A3 with the Hindhead Tunnels giving easy access to London and the South Coast. Excellent high street shopping can be enjoyed in the towns of Guildford, Farnham and Petersfield with local shops in Grayshott, Liphook and Haslemere.

The Paddock, GU35

Approximate Gross Internal Area = 144.5 sq m / 1556 sq ft



Ground Floor **First Floor**

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