

RIVERS VALE HOUSE

HEADLEY DOWN • HAMPSHIRE

Rivers Vale House, Honeysuckle Lane, Headley Down, Hampshire, GU35 8JA

Substantial detached house offering incredibly flexible accommodation with 4-6 bedrooms depending upon the configuration, in a quiet position close to Ludshott Common. Enclosed rear garden plus generous driveway parking in addition to a a double garage.

Approaching the house mature hedging provides an excellent degree of screening and privacy, with the driveway opening onto parking in front of a Wisteria clad double garage (a stunning spring spectacle of purple flowers) before continuing along the side of the house. The garage is a particularly generous space and benefits from electric doors, while an attractive flight of brick steps rises beside a large flower bed to the front entrance.

Once inside, the impressive vaulted entrance hall immediately creates a wonderful feeling of light and space, a theme that continues throughout this individual home. Wooden flooring flows seamlessly into the dual aspect sitting room, where a bay window is complemented by a central fireplace with a log burning stove. A wide opening connects the sitting room to the dining area, allowing the two spaces to work beautifully together for both everyday family life and entertaining. Sliding patio doors open directly onto the garden, while the dining area continues into the modern kitchen to create a sociable and welcoming heart to the home.

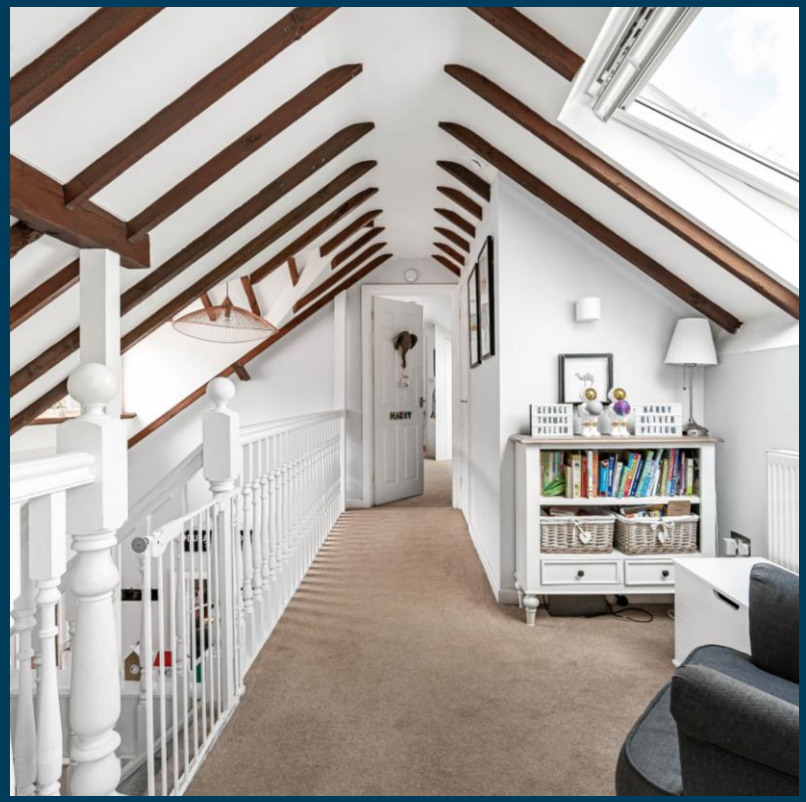
Benefitting from underfloor heating, the kitchen is fitted with an excellent range of drawer and cupboard storage together with a five-ring gas hob, double oven and integrated dishwasher. The worktops extend to form a useful breakfast bar, while a separate utility room provides further storage and space and plumbing for a washing machine, with a charming stable door giving direct access to the garden.

Four additional rooms occupy the remainder of the ground floor, providing considerable scope to configure the accommodation around individual needs. Two are currently arranged as a study and playroom, although both could serve as bedrooms if required. The study features a bay window that provides an ideal position for a desk while enjoying the elevated outlook.

The principal bedroom is a particularly attractive room, with a bay window, stylish panelled feature wall and twin double wardrobes. An en suite shower room with an Aqualisa shower completes the suite. To the rear is another good-sized double bedroom with a built-in wardrobe and views over the garden. A fully tiled family bathroom, finished with an illuminated mirror, completes the ground floor accommodation.

Stairs rise to a superb open landing where exposed beams and a vaulted ceiling enhance the sense of space. There is room for occasional furniture, together with a large airing cupboard providing valuable storage. A double bedroom sits to either side, both fitted with new Velux windows and integrated blinds. Each bedroom also features a characterful nook, currently enjoyed as a children's reading space but equally useful for additional storage. One bedroom benefits from an en suite shower room, while the other provides access to a large loft area. Combined this floor would also make a great suite for visiting family or a teenager requiring their own lounge/gaming area.

The theme throughout this home, aside from being light and spacious, is its great versatility, offering immediate flexibility but also the ability to adapt as family life changes. All within a quiet setting walking distance of National Trust lands, whilst only being 10 minutes from the A3.



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MOTO













OUTSIDE AND FURTHER INFORMATION

Outside, the enclosed rear garden has been arranged to provide a choice of seating and entertaining areas, with established hedging creating an attractive and private setting around two wide lawned terraces.

New double glazing installed throughout nine years ago, plus 5 new velux windows to the first floor in 2026.

Tenure: Freehold **EPC Rating:** C **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


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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 and fuel station. 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.

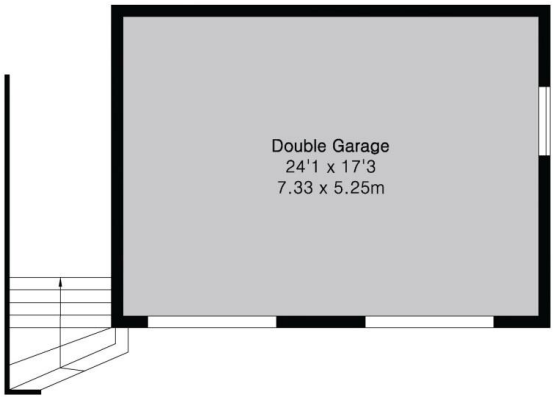
A wider range of services and shops can be found in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. A choice of excellent schools are also available in the surrounding areas. Access to the A3 with motorway style connections to London, the South Coast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

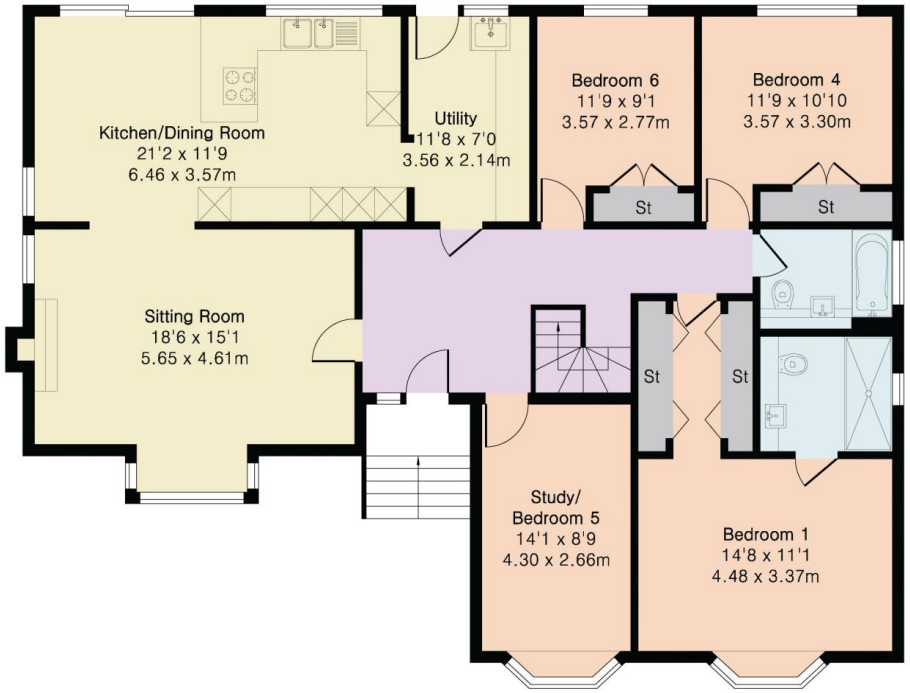
Approximate Gross Internal Area 1954 sq ft - 182 sq m (Excluding Garage)

Ground Floor Area 1515 sq ft – 141 sq m
First Floor Area 439 sq ft – 41 sq m
Garage Area 414 sq ft – 38 sq m

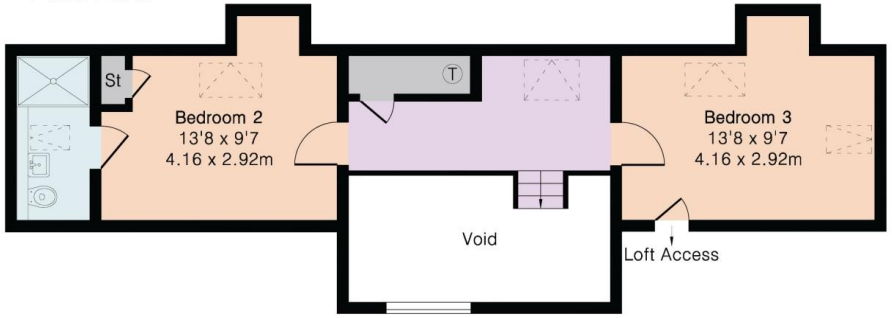
Garage **(Not in actual location)**



Ground Floor



First Floor



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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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