

TALL TIMBERS

HEADLEY DOWN • HAMPSHIRE

Tall Timbers, 40 Stonehill Road, Headley Down, Hampshire, GU35 8HE

Attractive and beautifully presented four bedroom home situated within carefully maintained surrounding gardens close to several areas ideal for woodland walks. Driveway parking and garage to the front.

A spacious and highly versatile detached home, offering accommodation that can be configured to suit a wide variety of needs. With anything from four bedrooms and one main reception room to two bedrooms and three reception rooms, the property is particularly well suited to modern family life. The presence of two ground floor bedrooms and a shower room also creates an excellent option for multi-generational living.

A large driveway provides generous off-road parking and leads to a detached single garage. Planning permission has been granted to replace this with a double garage, offering further potential for buyers wishing to expand the existing facilities. The consent is understood to expire in 2027.

The front door opens into an entrance hall flanked by two particularly generous multipurpose rooms. Both are currently arranged as double bedrooms, although either could work equally well as a family room, formal dining room, home office or snug, allowing the accommodation to evolve with its occupants.

Next is a well-equipped dual aspect kitchen/breakfast room, fitted with an extensive range of drawer and cupboard storage together with plentiful worktop space. Integrated appliances include a dishwasher, washing machine, tumble dryer, freezer, oven and gas hob, while ample room remains for a breakfast table. A stable door opens directly onto an east and south-facing garden, arranged with lawn and patio areas and complemented by a substantial storage shed.

At the heart of the home is an impressive 24'2 triple aspect living room, offering more than enough space to accommodate both lounge and dining furniture. Part-beamed ceiling and teak wall panelling add warmth and character, while wall and ceiling lights provide a choice of ambient lighting. A handsome limestone fireplace with a wood-burning stove forms a natural focal point and creates an especially inviting atmosphere during the colder months. South-facing patio doors open onto an illuminated pathway leading around to both the main garden areas.

A fully tiled shower room completes the principal ground floor accommodation. An additional hall area is currently arranged as a comfortable relaxation nook, but it would equally be suited to use as a study, reading corner or music space.

Stairs rise to a landing flooded with natural light from a Velux window. Two further double bedrooms both benefit from eaves storage and fitted furniture, making them ready for immediate use, and are served by a family bathroom fitted with a corner bath.

Further planning permission has been granted for a garden cabin on the site of the existing greenhouse. This offers exciting scope to create a detached home office, gym, hobby room or guest space, with the consent understood to expire in 2027.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk

















OUTSIDE AND FURTHER INFORMATION

The gardens wrap around the property, creating a choice of distinct outdoor spaces with illuminated pathways connecting them. The principal rear garden is predominantly laid to lawn and features a pond and greenhouse plus established apple trees. While the separate garden adjoining the kitchen provides an ideal setting for outdoor dining and entertaining with the added benefit of a large storage shed.

The roof was replaced approximately 2 years ago.

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

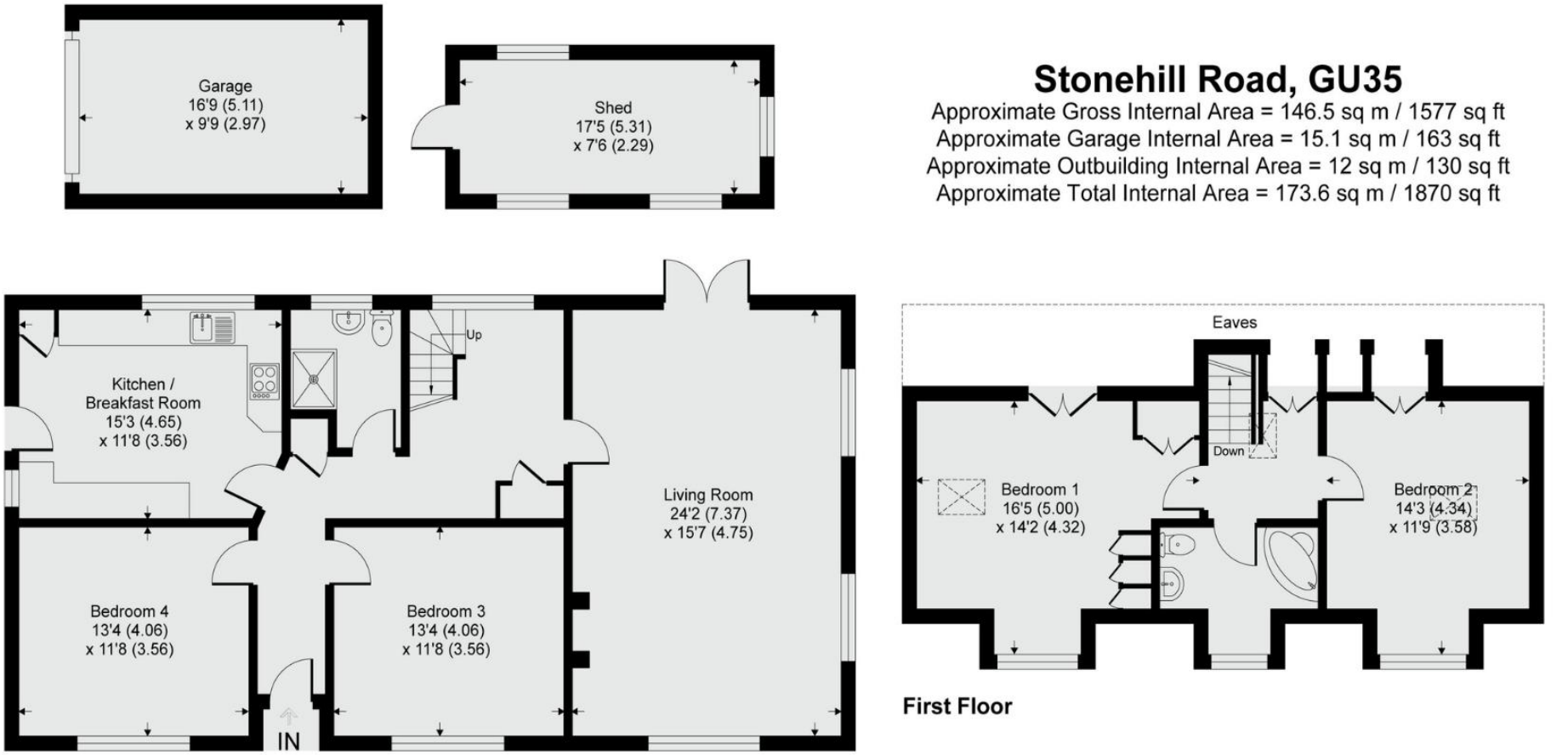
Situated towards the end of Stonehill Road, which is a highly desired residential road in the heart of Headley Down. Within easy walking distance of Ludshott Common and Openlands woodland. The neighbouring properties are nearly all detached and of a comparable size and prestige.

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 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. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles.

Stonehill Road, GU35

Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft
Approximate Garage Internal Area = 15.1 sq m / 163 sq ft
Approximate Outbuilding Internal Area = 12 sq m / 130 sq ft
Approximate Total Internal Area = 173.6 sq m / 1870 sq ft



Ground Floor

First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken fo any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours

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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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