

40 HILLAND RISE

HEADLEY • HAMPSHIRE

40 Hilland Rise, Headley, Hampshire, GU35 8LZ

Detached four bedroom home in a highly regarded residential position enjoying a large rear garden, driveway parking and integral garage. Offered with no onward chain and scope to extend STPP if desired.

This superb family house offers really flexible accommodation with ground floor bedroom options. Having been a well loved family home for over 50 years it now benefits from modern kitchen and shower rooms but there is scope to further update and extend if desired STPP and the usual constraints. Elevated views over Headley rooftops and countryside can be enjoyed from the patio doors and rear aspect bedrooms, such a bonus to an already great house.

- Attractive block paved driveway parking leading up to an integral double garage (one side is reduced in size), a useful tap can be found inside, perfect for washing the car! To the side is a lawned front garden interspersed with mature shrubs.
- Beyond the front door is a welcoming hallway with WC and stairs to the 1st floor.
- A large L-shaped reception room benefits from patio doors opening onto a south facing terrace and the garden beyond. Being open plan it offers excellent flexibility but is currently arranged with clearly defined areas, the dining area benefitting from built in cabinet storage, whilst the lounge area is centred around a fireplace and modern gas fire
- A door to the left takes you into an spacious family room with patio doors into a conservatory which overlooks the garden and has double doors opening onto a patio area. A door to the rear opens into a spacious wet room style shower room. Great flexible family reception space which could easily be used as a self contained ground floor en suite bedroom if desired
- To the front of the house sits a modern kitchen fitted with a comprehensive range of white drawer and cupboard storage alongside an integrated oven and hob, dishwasher, washing machine and fridge/freezer. It also benefits from a door onto side access to both the garden and drive
- Moving to the first floor there are three generous double bedrooms, all with built in wardrobes, and a fourth single bedroom which is currently fitted with an extensive office furniture, making an ideal study
- Fully tiled family shower room with a large walk in shower and built in vanity storage
- The mature rear garden extends approx 130 feet, with established planting offering shape, colour and privacy around a generous lawn. Adjacent to the house is a large paved patio area, ideal for summer dining and entertaining. Whilst a potting shed is discreetly tucked away at the end of the garden
- The flat roof above downstairs family room and garage was replaced in 2025.



KEY INFORMATION

Flexible accommodation
Scope to extend further STPP
Large garden
Elevated views
Four bedroom plus g/f bedroom option
Driveway and garage
Offered with no onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Enjoying a quiet elevated position at the top of Hilland Rise; a peaceful, spacious and well planned development surrounded by beautiful private woodlands and within walking distance of Headley village centre, which provides a small range of shops and facilities including the Church, a doctors surgery with retail chemist, a newsagent, hairdresser and small Delicatessen plus the all important village pub, The Holly Bush.

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

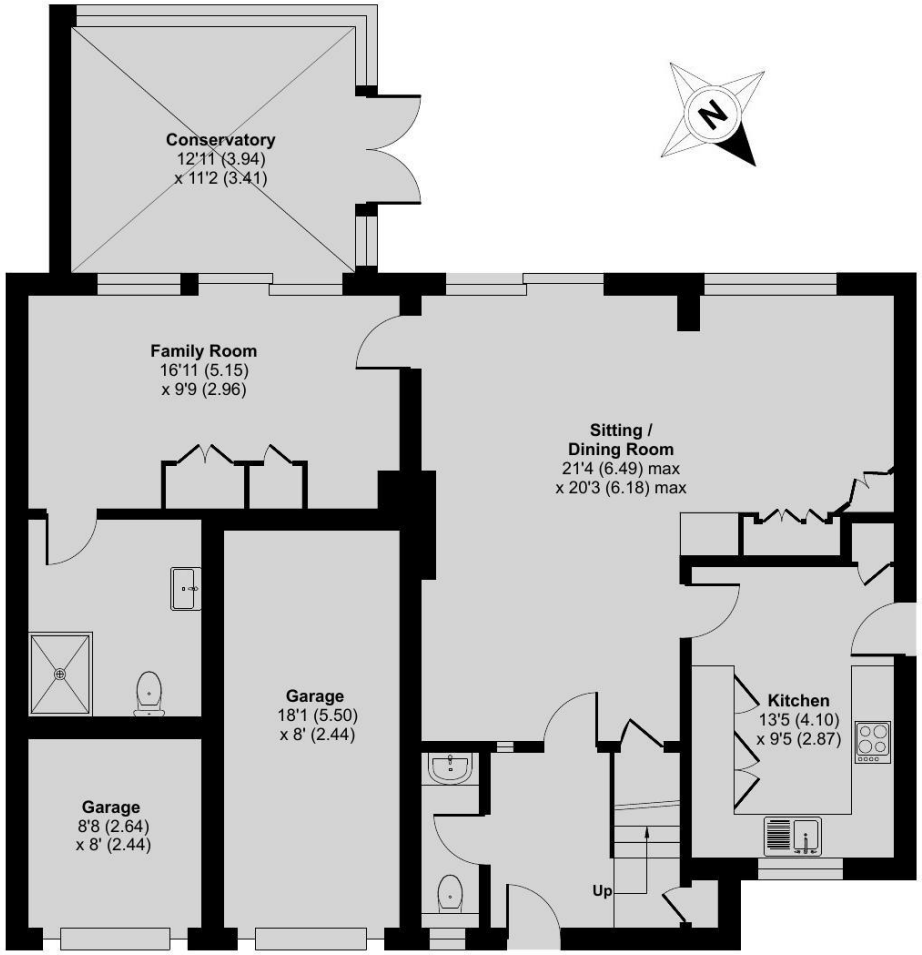
High street shopping and main line stations can be found at Farnham and Haslemere, around 7 and 9 miles away. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles. The general area abounds in acres of National Trust lands, ideal for walking and riding, and there are a number of footpaths and connecting bridleways close by.

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)

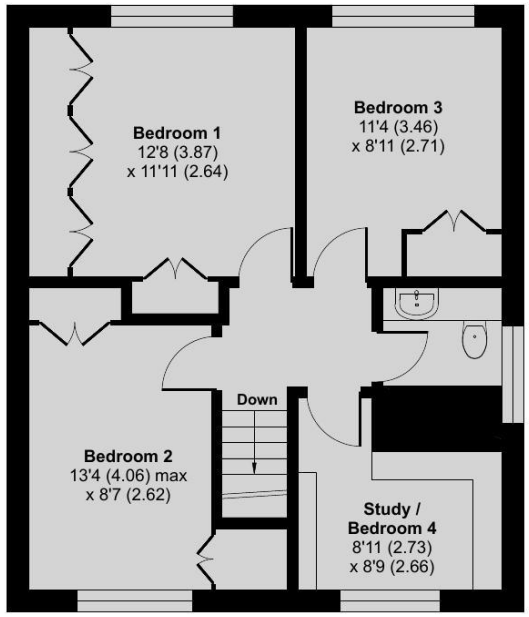
Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

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Approximate Area = 1547 sq ft / 143.7 sq m
Garage(s) = 221 sq ft / 20.5 sq m
Total = 1768 sq ft / 164.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seymours Estate Agents. REF: 1530748







Seymours

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