

4 KAY CRESCENT

HEADLEY DOWN • HAMPSHIRE

4 Kay Crescent, Headley Down, Hampshire, GU35 8AH

Detached three bedroom house with large rear garden, garage and driveway parking. Scope to extend STPP in a popular road walking distance of Arford Common and the local convenience store. Offered with no onward chain.

- Mature hedging to the front provides a high degree of privacy to a front garden offering plenty of off road parking in addition to an integral single garage
- Front door opening into a welcoming hallway with WC and stairs to the first floor
- 22'7 long, dual aspect reception room with clearly defined lounge and dining areas with sliding patio doors opening directly onto the rear garden
- Fitted kitchen overlooking the garden, with worktops extending into a useful breakfast bar, plus space for several white goods
- Conservatory which overlooks gardens to both the side and rear, with sliding doors onto a paved patio. Offering an ideal snug, hobby room, play room or alternate dining area. This space links the kitchen and garage so offers potential for a utility area to be created within the garage if desired
- Three first floor bedrooms; two doubles with built in wardrobes and a single
- Family bathroom
- A real feature of this home is the large level enclosed rear garden, extending around the back and side offering a larger plot than normal. Mainly laid to lawn with established planting offering shape, colour and interest with a swing seat off the mature Oak tree a delightful feature for children. A garden cabin with store behind offers additional flexible space, and an attached covered decked patio area provides a sheltered spot in which to dine whatever the weather
- A beloved home for some 20 years, which offers the opportunity for a new generation to come in and create family memories, possibly extending the accommodation STPP
- Situated within close proximity of the corner shop and Arford Common, with Headley Down Nature Reserve and Ludshott Common also within walking distance and Grayshott village only 3 miles away
- Offered with no onward chain.



KEY INFORMATION

Large plot with garden to side and rear
Scope to extend STPP
Offered with no onward chain
Three bedrooms
Close to Arford Common

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Kay Crescent is a popular residential road of family homes in the heart of Headley Down, walking distance of the local shop and woodland.

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. Between Headley Down and 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.

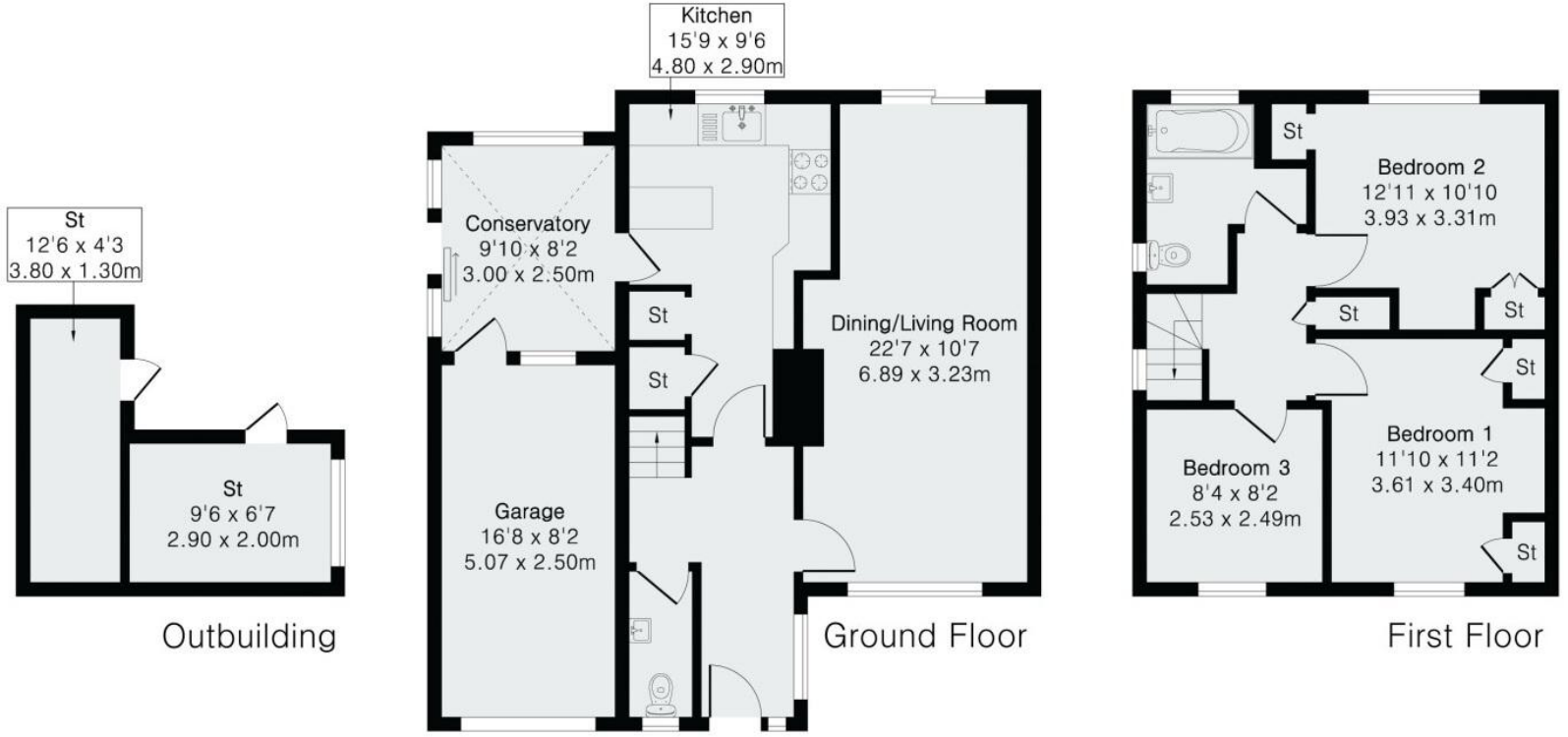
There is a good choice of schooling locally with a newly formed preschool in Headley Down itself, and the more established PK Preschool 3 miles down the road In Grayshott. Primary Schools are available in Headley, Grayshott, Churt and Liphook with Bohunt, Oakmoor and Woolmer Hill secondary schools close by. There is also an excellent range of private schooling available, please ask for more information.

Tenure: Freehold **EPC Rating:** TBC **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

Approximate Gross Internal Area 1139 sq ft - 105 sq m
(Excluding Outbuilding)

Ground Floor Area 714 sq ft – 66 sq m
First Floor Area 425 sq ft – 39 sq m
Outbuilding Area 118 sq ft – 11 sq m



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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