



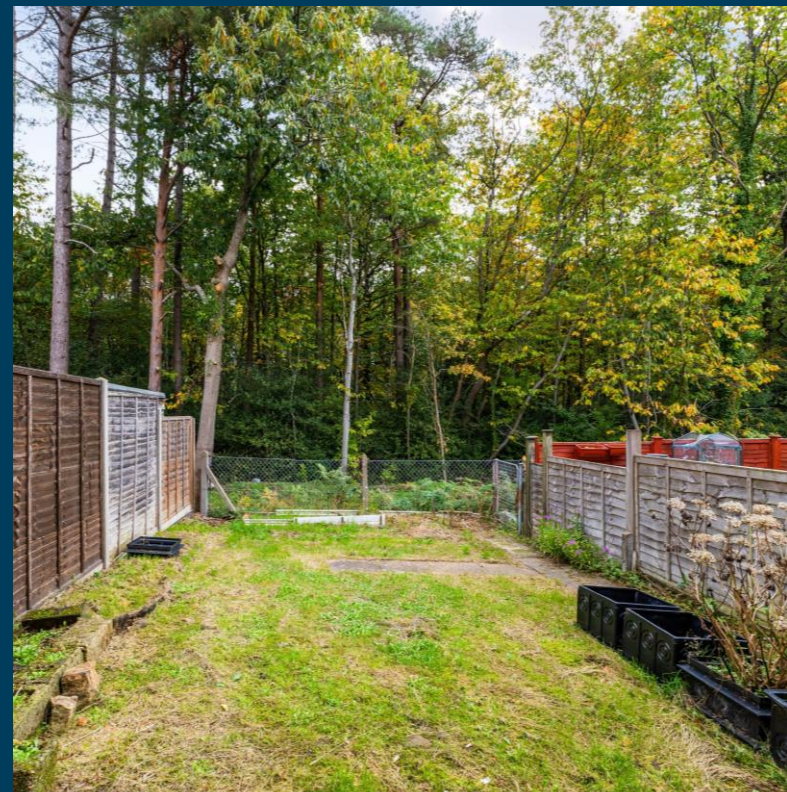
25 PINE VIEW

HEADLEY DOWN • HAMPSHIRE

25 Pine View, Headley Down, Hampshire, GU35 8AX

*Three bedroom mid terrace house within a cul de sac,
enjoying views from the rear of the house onto woodland.
Offered with vacant possession and no onward chain.*

- Recently recarpeted and redecorated accommodation facilitating an easy move
- Front garden with a south facing patio area
- External store cupboard next to the front door offering scope to formally convert to an entrance porch as neighbouring properties have done if desired STPP
- The front door opens into a good sized hallway with stairs to the first floor
- South facing living room with large picture window allowing natural light to flood into the room
- Spacious kitchen/dining room with built in drawer and cupboard storage built in with space for white goods. Access to a large under stair storage cupboard
- Rear lobby off the kitchen with access to a WC and the rear garden
- Two double bedrooms with built in wardrobes
- Third single bedroom/study
- Modern family bathroom
- Level rear garden predominantly laid to lawn with a paved patio adjacent to the house. A wire fence to the rear enables lovely views onto woodland beyond
- On road parking
- The house is within walking distance of local shops, Arford Common and Headley Down Nature Reserve.
- Offered with vacant possession and no onward chain. Although ideal for a home owner, this property would also make an ideal investment property as homes in this location rent very well



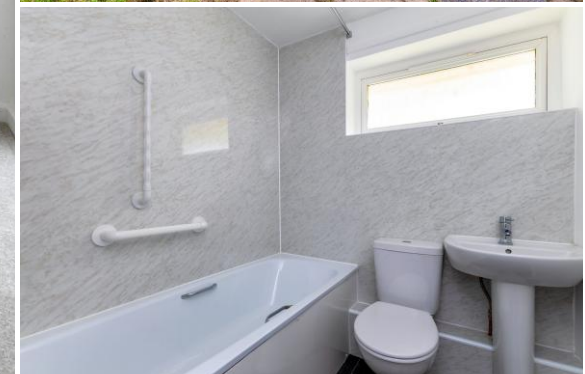
KEY INFORMATION

Offered with no onward chain
Garden overlooking woodland
Three bedrooms
Generous kitchen/diner
South facing living room

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Pine View is a quiet residential road with an open green area in front of several of the houses and looking onto woodland at The Land of Nod. Offering a pleasant rural feel whilst being only a minute or so walk from the local shop and bus stop. The development as a whole also benefits from a playing field, community hall and publicly accessible woodlands that form part of the Headley Down Nature Reserve.

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.

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.

Tenure: Freehold

EPC Rating: C

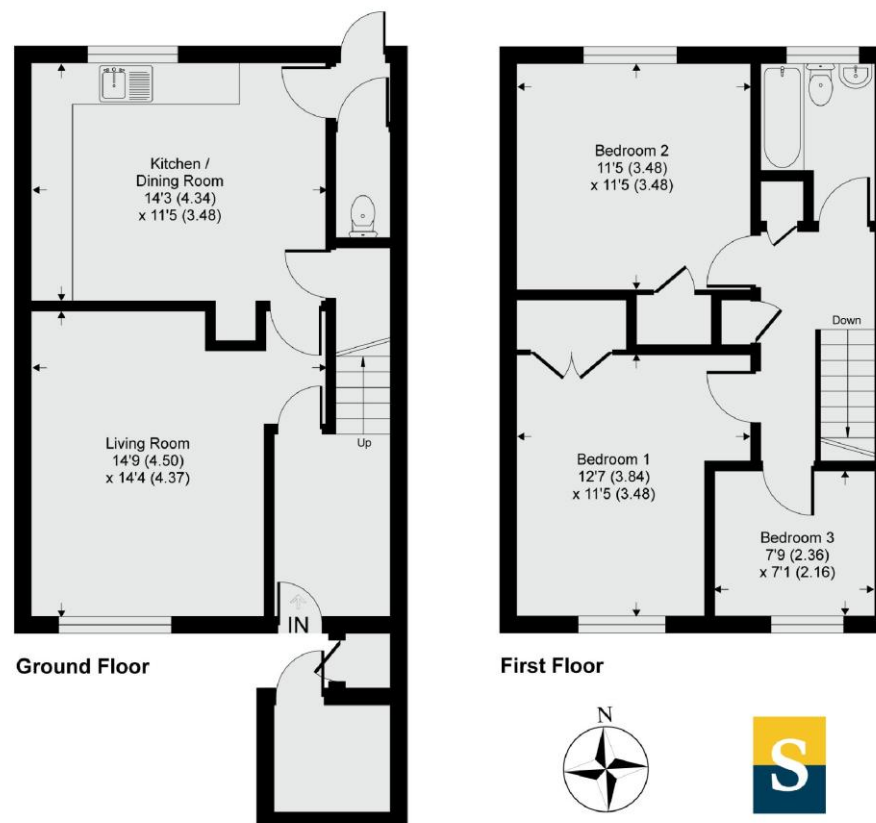
Council Tax Band: B (Correct at time of publication and is subject to change following a council revaluation after a sale)

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

Pine View, GU35

Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft



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 for 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

