

Grayshott Road GU35
 Approximate Gross Internal Floor Area = 243.0 sq m / 2616 sq ft
 (Excluding Void)
 Garage/Shed Area = 42.2 sq m / 454 sq ft
 Total Area = 285.2 sq m / 3070 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Grayshott Road, Headley Down, Hampshire, GU35

Guide Price £1,395,000

Fine Edwardian family home with a separate tandem garage and south facing gardens of 2/3 acre.

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ACCOMMODATION

- Triple aspect drawing room with bay window
- Fine Edwardian home
- Four double bedrooms
- Boot room and downstairs cloakroom
- Detached garage
- South facing gardens of 2/3 acres
- Private secluded position
- Close proximity to outstanding local schools

DESCRIPTION

One approaches via a gated private driveway, set amongst a secluded and most private setting that is located in a prime location in Headley Down, a short distance from Ludshott Common and Waggoners Wells.

This home offers a great deal of Edwardian features very typical of its age and has an attractive light and airy feel with views over the gardens from most elevations.

The property has very recently been refurbished and redecorated and the ground floor comprises entrance porch, entrance hall, large triple aspect drawing room with open fireplace, bay window and French door to rear, grand dining room, bespoke kitchen/breakfast room with large central island, adjoining boot room/downstairs cloakroom with lobby area and backdoor to courtyard and garage, conservatory.

Upstairs there is an impressive principal bedroom with garden views, three further double bedrooms and a modern family bathroom. There is a large landing area.

Outside

The house is located in a private position off Grayshott Road close to National Trust land and local shops. The property is approached via a gated driveway leading up to a detached tandem garage. The front garden is well screened by a mature hedgerow as well as trees, an area of flat lawn and numerous flower and shrub borders including beautiful verbenas, camelias, acer, azaleas, rhododendrons, and ornamental pond.

The south facing rear garden has recently been landscaped by the current owner and a great thought and creative approach to suitable plantation is immediately evident. There is a large expanse of flat lawn, interspersed with magnolia, buddleia, acer, azaleas, rose bushes, witch hazel, viburnum, as well as a natural grasses and wildflower area, which includes a wildlife pond. There is also a large garden shed and an expansive wood store area. The whole garden is exceptionally private, fully enclosed and measures 0.64 acre overall.



LOCATION

Wells. The locality is perfectly suited to enable placements at outstanding local schools, access to the A3 roadway and a mainline train station on the London Waterloo/Portsmouth line.

A short drive away is the village of Grayshott and the ever so popular Applegarth Farm which has a delightful farm shop, restaurant and cookery school.

A wide range of services and shops can be found in the nearby Grayshott such as Sainsbury's Local, Lloyd's pharmacy, butcher, wine shop, M&S, doctor's surgery, dentist and recreational ground. Larger stores, high street brands such as Waitrose and Tesco, and mainline stations can be found in Haslemere and Farnham. Access to the A3 with road connections to London, the South Coast and both London Airports, is only 3 miles away.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

