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# Cherry Tree Cottage

Headley Down | Hampshire | GU35 8SP





## Cherry Tree Cottage

3 Hearn Vale, Headley Down, Hampshire, GU35 8SP

Freehold

Beautifully maintained and extended character house, believed to date from 1910, on a quiet lane home to only 5 houses and enjoying a woodland outlook to the front. Generous gated driveway parking to the front with electric vehicle charge point in addition to a double garage. With a large garden to the rear extending to about 150 feet.

- Rural position amongst beautiful countryside, whilst close to facilities
  - Quarter of an acre level plot
- 150 ft (approx) well established rear garden with irrigation system in situ
- Driveway, double garage and electric vehicle charge point
- Accommodation of 1,857 sq ft (inc garage)
  - Two reception rooms
  - Four bedrooms
    - Luxury family bathroom and en suite
  - Built in sound system in Kitchen, Dining Room, Master Bedroom, Bedroom 4, and Bathroom
- 20 minute drive to Farnham centre, 15 to the train station
- 10 minute drive to the A3 at Hindhead



- Quiet rural lane with layby parking for visitors
- Gated driveway offering parking for a number of vehicles, with electric vehicle charging point
- Double garage with electric remote control roller doors. The rear portion of which is set up as a utility area
- Attractive porch opening into hallway
- Front aspect sitting room with large bay window and feature fireplace housing a working log burner
- Rear aspect dining room with decorative fireplace and double doors opening onto a paved terrace and the garden beyond
- Modern fitted kitchen with gas AGA, integrated oven/microwave, hob, double butlers sink with filtered water tap, pull out bins, dishwasher and full height fridge and freezer. Excellent storage including pull out shelves in wall cupboards either side of Aga and illuminated cooks' cupboard with shelving on inside of doors. Door out to the garden, and also to a rear hallway with WC and garage access
- Stairs to 1st floor
- Master bedroom overlooking the garden, with built in wardrobes and luxury en suite shower room (pumped shower with memory function, rainfall head and hand spray, underfloor heating with internet connected controller)
- Three further double bedrooms
- Study/Inner hallway
- Fully tiled family bathroom with underfloor heating (internet connected controller), Jacuzzi bath (with handheld controller, bath filler control with memory function, and retractable hand spray) and separate shower unit
- Beautiful rear garden, enjoying sun for most of the day due to its size. Predominantly laid to lawn with mature shrubs, plants and trees (including an established Cherry Tree after which the house is named). Generous patio adjacent to the house, greenhouse, and built in irrigation system. A delightful space in which to potter, play, relax or entertain
- A well loved and carefully maintained home for nearly 20 years with thoughtful extensions and upgrades to offer an "easy to move into" family home.





## LOCATION

Situated in a rural position between Headley and Churt. Headley Down is an attractive rural residential area, within easy reach of many acres of National Trust common, ideal for walking and riding including Ludshott Common and the newly formed Headley Down Nature Reserve. In the immediate vicinity is a small convenience store and take away. A newsagent and small delicatessen can be found in Headley village. Just a short walk on from Ludshott Common towards Grayshott is Applegarth, open 7 days a week from breakfast through to evening meals, quite often with entertainment or themed dining experiences; the farm shop is excellent and the restaurant and cookery school facilities are both popular ([www.applegarthfarm.co.uk](http://www.applegarthfarm.co.uk)). 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

## DIRECTIONS

From Grayshott take the B3002 towards Headley Down for approximately 3 miles. At the roundabout go straight over onto Glayshers Hill. At the T junction turn right onto Churt Road. At the sharp right hand bend turn left into Hearn Vale. Cherry Tree Cottage is the 3rd property on the right hand side

## COUNCIL TAX

East Hampshire District Council/Hampshire County Council.  
Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

## SERVICES

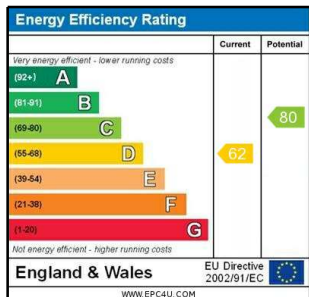
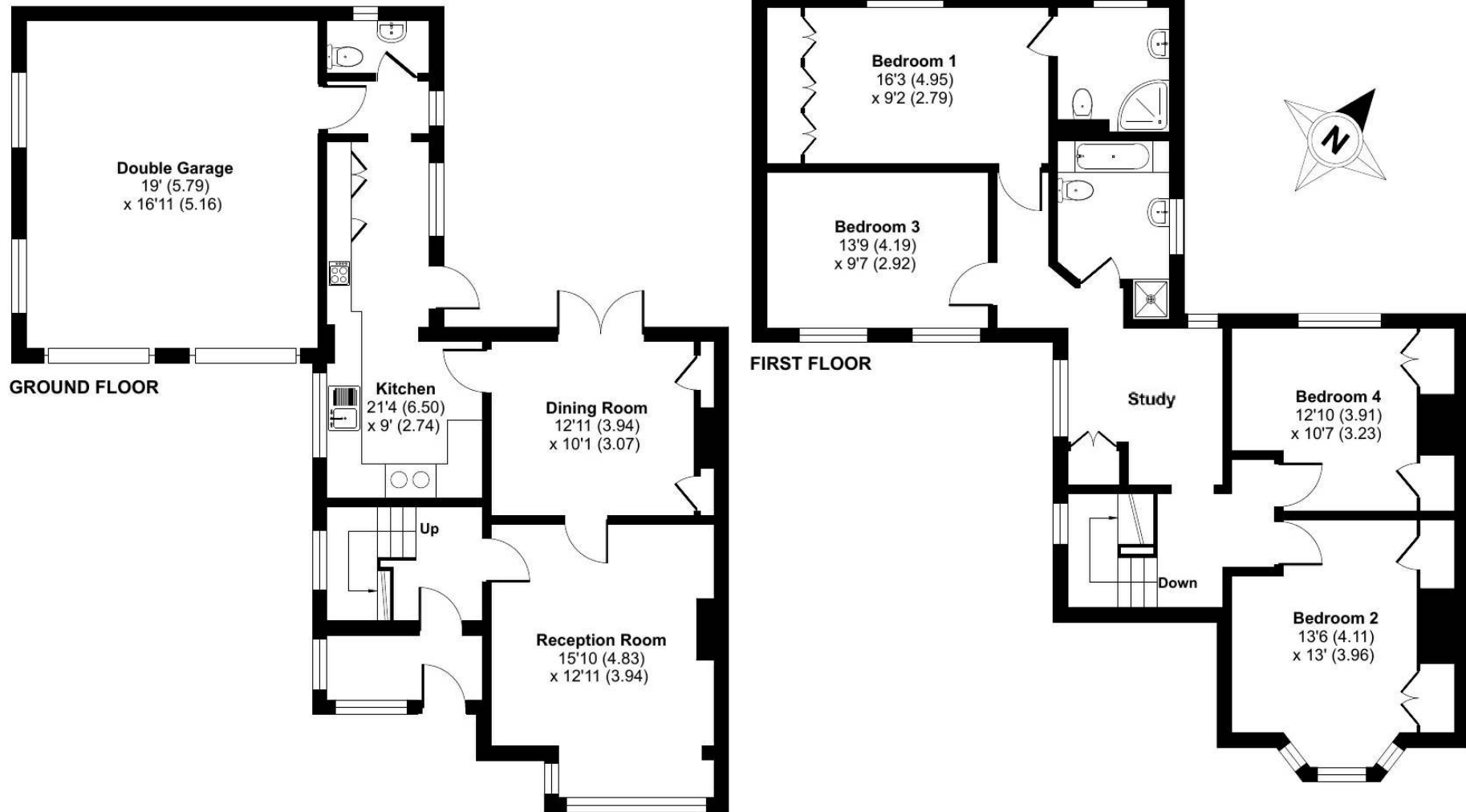
Mains water, gas and electricity. Private drainage.





Approximate Area = 1857 sq ft / 172.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1001186

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