

wpr

# Four Winds

Headley | Hampshire | GU35 8DU









## Four Winds

Headley Hill Road, Headley, Hampshire, GU35 8DU

### Freehold

Lovely detached chalet bungalow offering flexible accommodation with further scope to extend if desired. Situated within quiet gardens of approx 1/3 acre, towards the end of a secluded rural lane in the highly regarded village of Headley.

- Well loved home, having been owned by the same family for about 45 years
- Flexible accommodation, but offering scope to further extend if desired STPP
- Situated within 0.32 acres, with both large front and rear garden
  - Generous driveway parking plus integral double garage
- Parquet flooring through much of the ground floor
  - Large windows throughout
- 2 sizeable reception rooms and conservatory
  - Modern kitchen/breakfast room
- 2 ground floor bedrooms and contemporary shower room
- 2 first floor double bedrooms and family bathroom



- Quiet private rural enjoying a rural position with no passing traffic
- Large front garden, mainly laid to lawn with mature hedging offering excellent screening from neighbours
- Driveway parking and turning for several vehicles leading to an integral double garage with twin up and over doors
- Front door opening into entrance hall with parquet flooring which extends through much of the ground floor
- Rear aspect sitting room with large picture window, taking advantage of expansive views over the rear garden. Beautiful central fireplace with working open fire
- Door to a double aspect lounge/dining room which in turn leads onto a large conservatory overlooking the garden, offering flexible living arrangements
- Front aspect modern kitchen with plenty of drawer and cupboard storage and integrated dishwasher, washing machine, fridge, double oven and electric hob. Wide opening to a breakfast room
- Two ground floor bedrooms; a double with built in wardrobe, and a double aspect bedroom overlooking the front garden currently used as a study
- Modern fully tiled shower room with walk in shower
- Stairs to 1st floor
- Two large double bedrooms with built in wardrobes and/or eaves storage
- Family bathroom
- Large rear garden predominantly laid to lawn with a woodland backdrop. Adjacent to the house is a patio area flanked by raised flower beds and steps onto the lawn. To one corner is a tucked away, but very useful garden shed









## LOCATION

Headley village centre 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. 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 bridle ways close by. [www.headley-village.com](http://www.headley-village.com)

## DIRECTIONS

From our office in Grayshott take the B3002 towards Headley Down for approximately 3 miles. At the roundabout take the first exit onto Beech Hill and then turn right onto Beech Hill Road. After a short distance turn left onto Headley Hill Road. Follow this road down and around the bend. Four Winds can be found on the right hand side

## COUNCIL TAX

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

## SERVICES

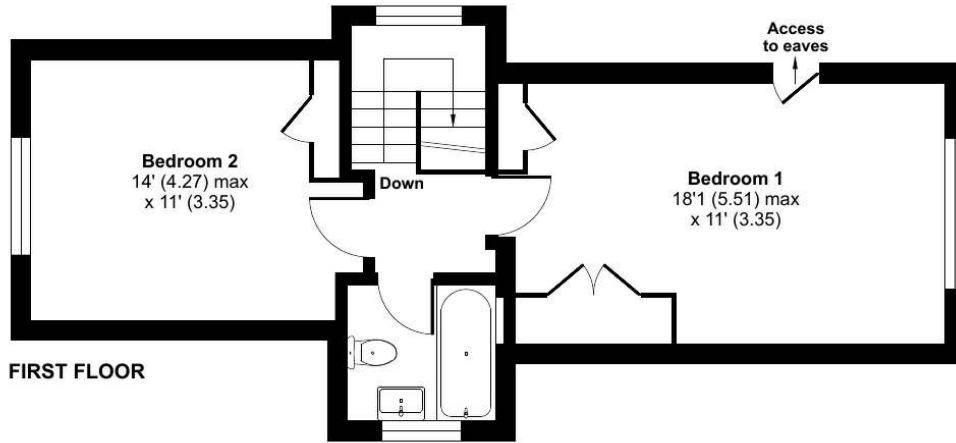
All mains services











FIRST FLOOR

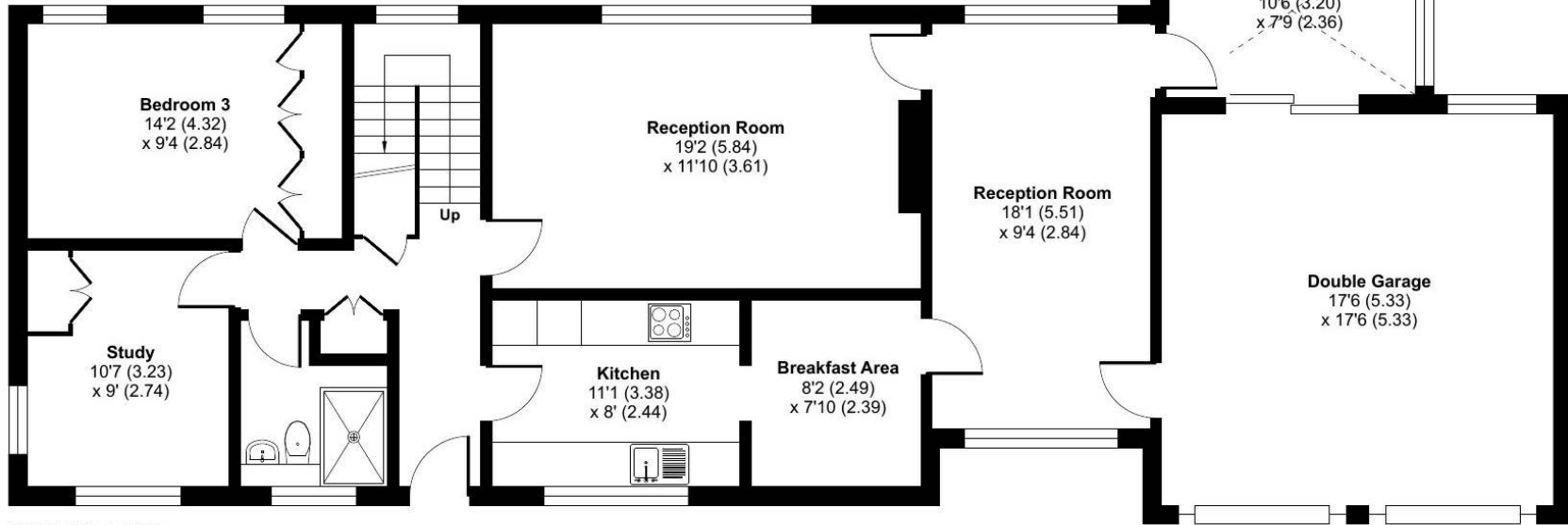
## Headley Hill Road, GU35

Approximate Area = 1553 sq ft / 144.2 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 1859 sq ft / 172.7 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1027407

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	70
www.epcau.com			

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