

wpr

1 Highlands | £950,000

Headley Down | Hampshire | GU35 8JA



## 1 Highlands

Honeysuckle Lane, Headley Down, Hampshire, GU35 8JA

£950,000 Freehold

Beautifully presented and improved detached four bedroom house in a quiet and tucked away position enjoying elevated views to the front and woodland to the rear. Driveway parking and detached garage with electric charge point.

- Detached family house, situated at the end of a long drive to only two properties, in a very quiet position within easy walking distance of Ludshott Common/Gentles Copse
- Driveway parking in addition to a detached garage with electric charging point inside. Enclosed level gardens by the front door with further lawn and trees along the driveway approach
- Wide, verandah style, entrance porch, allowing for seating to enjoy elevated views over Headley Down
- Reception hall with cloakroom and stairway leading up to a galleried 1st floor landing
- Sitting room with central feature fireplace and log burner, bespoke fitted TV unit and bookshelves, and patio doors opening onto the garden
- Front aspect family room with double doors into the main sitting room, creating a large entertaining space if needed
- Large rear aspect study
- Modern double aspect kitchen/breakfast room, fitted in 2020 by Signature Kitchens of Grayshott, with integrated dishwasher, bin cupboard, waste disposal in sink, pull out larder and breakfast bar with storage below. Space for a range cooker and American style fridge freezer. Patio doors by the breakfast area open directly onto a patio and the garden beyond
- Separate utility room with door to the garden
- Four double 1st floor bedrooms, the master benefiting from an en suite shower room
- Family bathroom refitted summer 2022
- Superb garden, carefully landscaped to offer lawn, raised flower beds, and decked patio to one corner. To the back corner is a gate onto King George V Green, a little known local rural space



**LOCATION** - 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, fuel station 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, 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 [www.headley-village.com](http://www.headley-village.com)

**DIRECTIONS** - From Grayshott head westward on the B3002 (Headley Road) for approx 3 miles. At the roundabout take the 1st exit onto Beech Hill. Turn into the 2nd road on the left, Honeysuckle Lane. The driveway to 1 & 2 Highlands can be found on the left hand side just after Southview Road

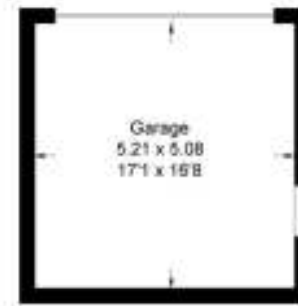
**COUNCIL TAX** - East Hampshire District Council/Hampshire County Council. Council Tax Band G (Correct at time of publication and is subject to change following a council revaluation after a sale)

**SERVICES** - All mains services. New boiler fitted within the last 2 years. Individual room thermostat controls



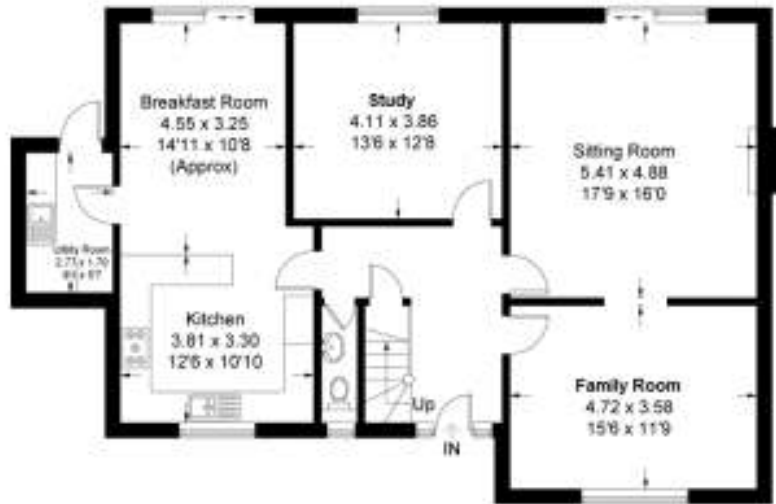


Approximate Gross Internal Area = 206.3 sq m / 2221 sq ft  
 (Including Reduced Headroom)  
 Garage = 26.5 sq m / 285 sq ft  
 Total = 232.8 sq m / 2506 sq ft

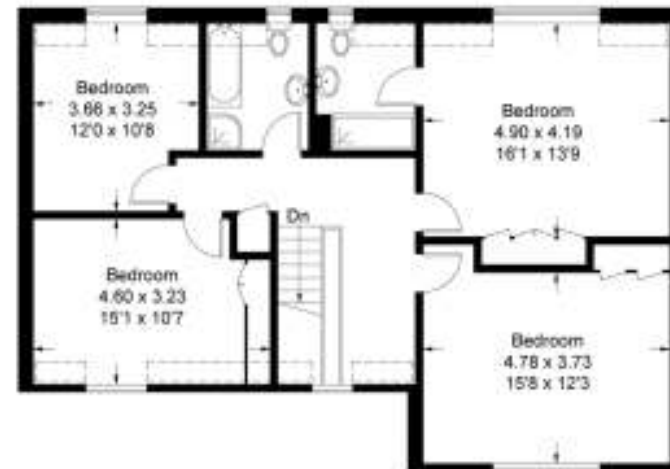


(Not Shown In Actual Location / Orientation)  
**Garage**

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID166130)  
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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	76
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

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