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powell-richards

Timberley | £825,000

Headley Down | Hampshire | GU35 5JQ



Timberley

Grayshott Road, Headley Down, Hampshire, GU35 8JQ

£825,000 Freehold

Deceptively spacious detached house, offering flexible accommodation of over 3,000 sq ft, within level gardens approaching 0.3 acres in a tucked away position down a private drive.

- Level surrounding gardens of 0.28 acres
- Quiet and private position off of a private driveway
- Large gravel driveway offering parking and turning for a large number of vehicles leading to an attached double garage
- Covered entrance porch leading to the front door with side door to boot room. Entrance hall with WC, coats cupboard and patio doors to the side garden
- Fantastic open plan "heart of the home" kitchen/dining room with extensive built in kitchen featuring large central island and integrated appliances, including both oven and range cooker, separate breakfast bar, large dining area, and two sets of double patio doors opening onto a patio and rear garden
- Double doors from the hallway into a double aspect sitting room with feature wood burning stove and patio doors to the garden
- Family room also with patio doors to the garden
- Rear lobby/utility room with door to ground floor shower room and good sized study
- Stairs to large first floor landing with space for furniture
- Exceptionally large master bedroom with luxury en suite bathroom with bath and separate shower plus double sinks
- Four further good sized bedroom (2 large doubles, 1 medium and 1 small double)
- Luxury family bathroom again with bath and separate shower
- Private enclosed gardens to the rear, mainly laid to lawn, extending around both sides of the property with large patio entertaining terrace extending across the whole of the rear of the house. Large outbuilding with light and power currently used as a home gym



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 / www.grayshott.com

DIRECTIONS

From the centre of Grayshott take the B3002 towards Headley Down for approximately two miles. The driveway to Timberley can be found on the left hand side just after the turning for Downsview Road, and where the 30 mph speed limit starts to apply.

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





Timberley, Grayshott Road, Headley Down

Approximate Gross Internal Area
(Including Reduced Headroom) = 263.5 sq m / 2836 sq ft
Garage = 26.5 sq m / 285 sq ft
Store = 5.2 sq m / 56 sq ft
Total = 295.2 sq m / 3177 sq ft

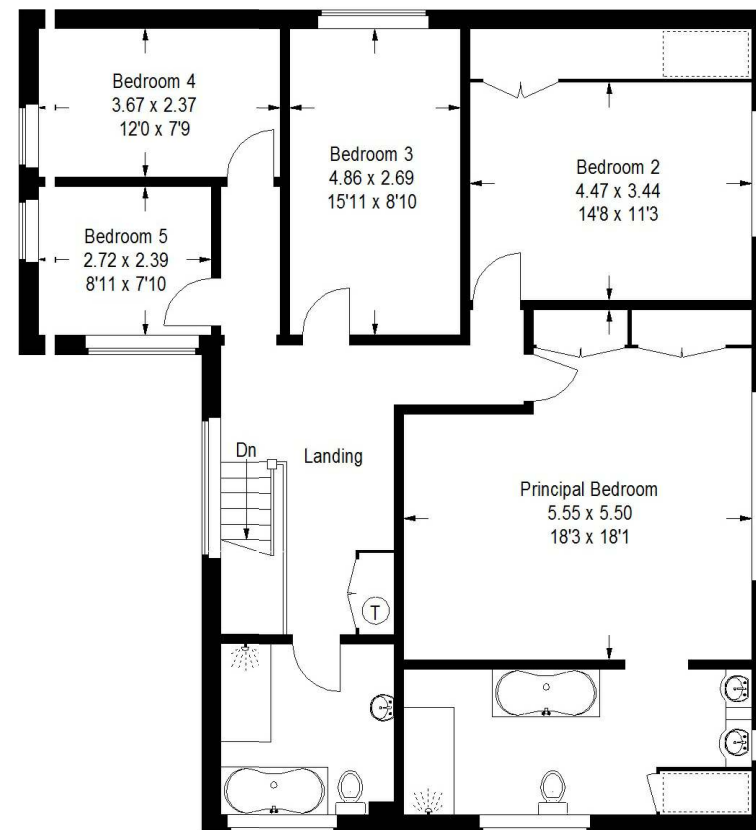
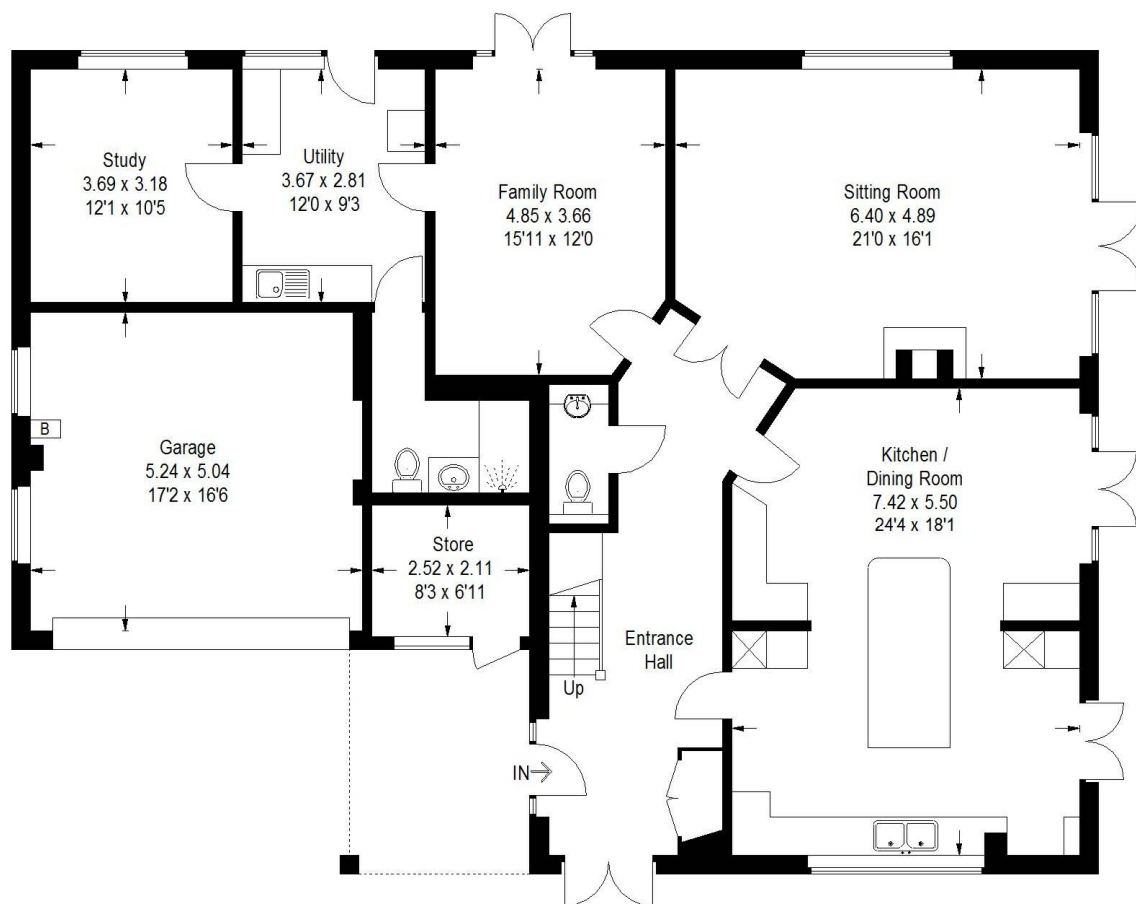

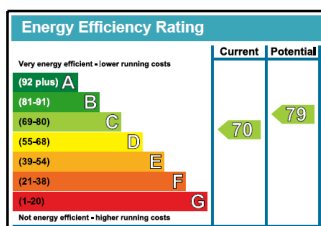


Illustration for identification purposes only, measurements are approximate, not to scale.

Ground Floor

 = Reduced headroom below 1.5 m / 5'0"

First Floor



Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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