

warren
powell-richards

32 Stonehill Road | £850,000

Headley Down | Hampshire | GU35 8ET





32 Stonehill Road

Headley Down, Hampshire, GU35 8ET

£850,000 Freehold

Superbly presented detached family house offering flexible accommodation in a quiet residential position close to Ludshott Common. Large driveway to the front plus double garage and mature landscaped sunny garden to the rear.

- 2,681 sq feet of accommodation (inc garage)
 - 3 Reception rooms
 - Master bedroom with dressing room and en suite bath/shower
 - 3 further 1st floor double bedrooms
 - 5th ground floor en suite bedroom
- Beautiful garden room with large room lantern and bi-folding doors to the garden
- Modern kitchen/breakfast room with separate utility room
 - Large driveway and double garage
- West facing garden with luxury BBQ hut



- Superb modern family home
- Quiet, residential position, walking distance of Ludshott Common and a small woodland at the end of the Furze Vale Road. Run by a charity for the benefit of the residents of Headley Down Large driveway with formal flower beds
- Double garage with electric up and over doors and boarded loft storage above
- Generous entrance hall with cloak/shower room to the end. Karndean wooden flooring which extends through most of the ground floor
- Double aspect sitting room with central feature fireplace, housing an living electric fire. Open plan to a fantastic 19'5 garden room, via bespoke sliding pocket door, with large roof lantern and bi-folding doors onto the garden. A excellent space to entertain in whatever the season
- Inner hallway offering garden access which leads to an en suite double bedroom with charming bay window to the front. Alternatively this could make an ideal family room or office
- Front aspect dining room with double doors onto the hallway whist also opening to the impressive part vaulted kitchen/breakfast room. The breakfast area enjoying access via patio doors to the garden
- The kitchen is of a high quality with integrated appliances including Rangemaster oven, American fridge freezer and dishwasher, with granite work surfaces extending into a breakfast bar
- Separate utility room, with garden access





- Generous master bedroom with large dressing room and fully tiled en suite with both bath and separate double shower
- 3 further 1st floor double bedrooms
- Contemporary family bathroom fitted with a shaped bath and shower over
- Lovely level rear garden, west facing, enjoying long sunny afternoons and evenings. Very private with mature hedging, wide lawn, good sized patio and fabulous BBQ hut tucked away in one corner, meaning garden entertaining is possible whatever the British weather!

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

DIRECTIONS - From our office in Grayshott take the B3002 towards Headley Down for approximately 2 miles. Shortly after passing Ludshott Common turn left into Stonehill Road. No 32 can be found on the right hand side (just pass the turning for Seymour Road on the left)

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 - All mains services

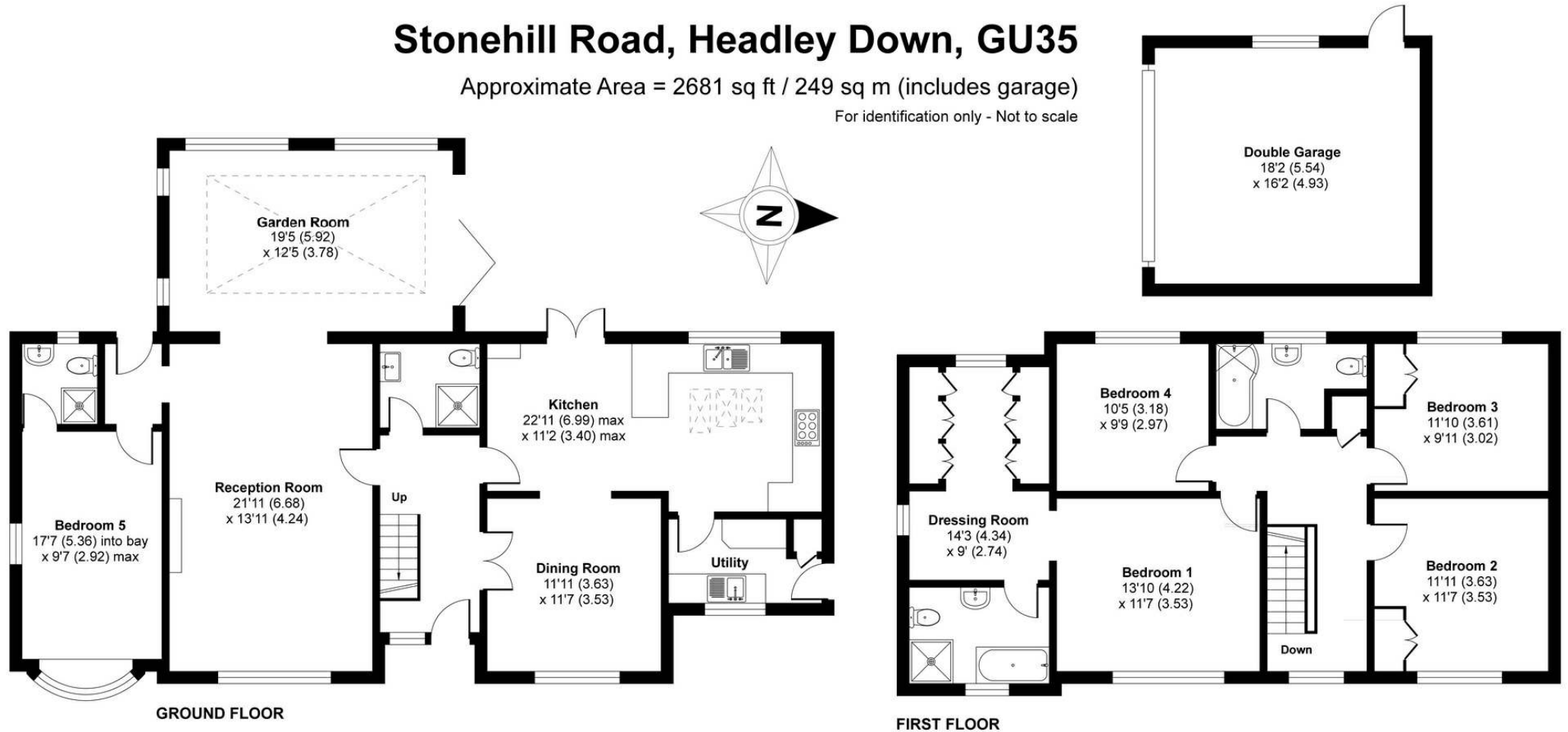




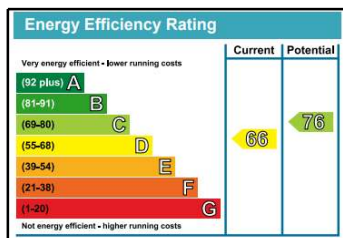
Stonehill Road, Headley Down, GU35

Approximate Area = 2681 sq ft / 249 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 2020. Produced for Warren Powell-Richards. REF: 634786



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