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Copper Beech | £795,000

Headley Down | Hampshire | GU35 8JQ



Copper Beech

Grayshott Road, Headley Down, Hampshire, GU35 8JQ

£795,000 Freehold

Detached 5 bedroom house with generous accommodation plus several outbuildings. Level south facing rear garden with a beautiful Copper Beech tree, the houses namesake, and extensive parking to the front. Offered with no onward chain.

- A 1930's house, extended to provide generous and flexible accommodation; over 2,300 sq ft plus outbuildings
- Level front garden, well screened from the road by mature hedging, offering extensive parking and turning leading to a detached double length garage
- Large sitting room with substantial fireplace (working fire) windows and patio doors opening onto the garden, a light and spacious room with a southerly aspect
- A wide opening from the sitting room into the dining room also with working fireplace and built in dresser
- Snug/family room/study with working fireplace
- Fitted kitchen with bespoke breakfast alcove. Separate utility room with garden access
- Four generous double bedrooms and a 5th single bedroom, all with built in wardrobes
- Two family bathrooms, both with under floor heating
- Scope to convert Beds 4 and 5 and adjoining bathroom into a south facing master bedroom suite
- Level, south facing rear garden, predominantly laid to lawn with a decked terrace adjacent to the house, perfect for entertaining
- Several outbuildings within the garden offering a multitude of uses, currently a large workshop/gym with power and heating, kennel, log store and shed



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, passing Ludshott Common. Copper Beech can be found on the left hand side immediately after the turning for Stonehill 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

Mains electricity, water and drainage. Oil heating. Gas is available in the road.



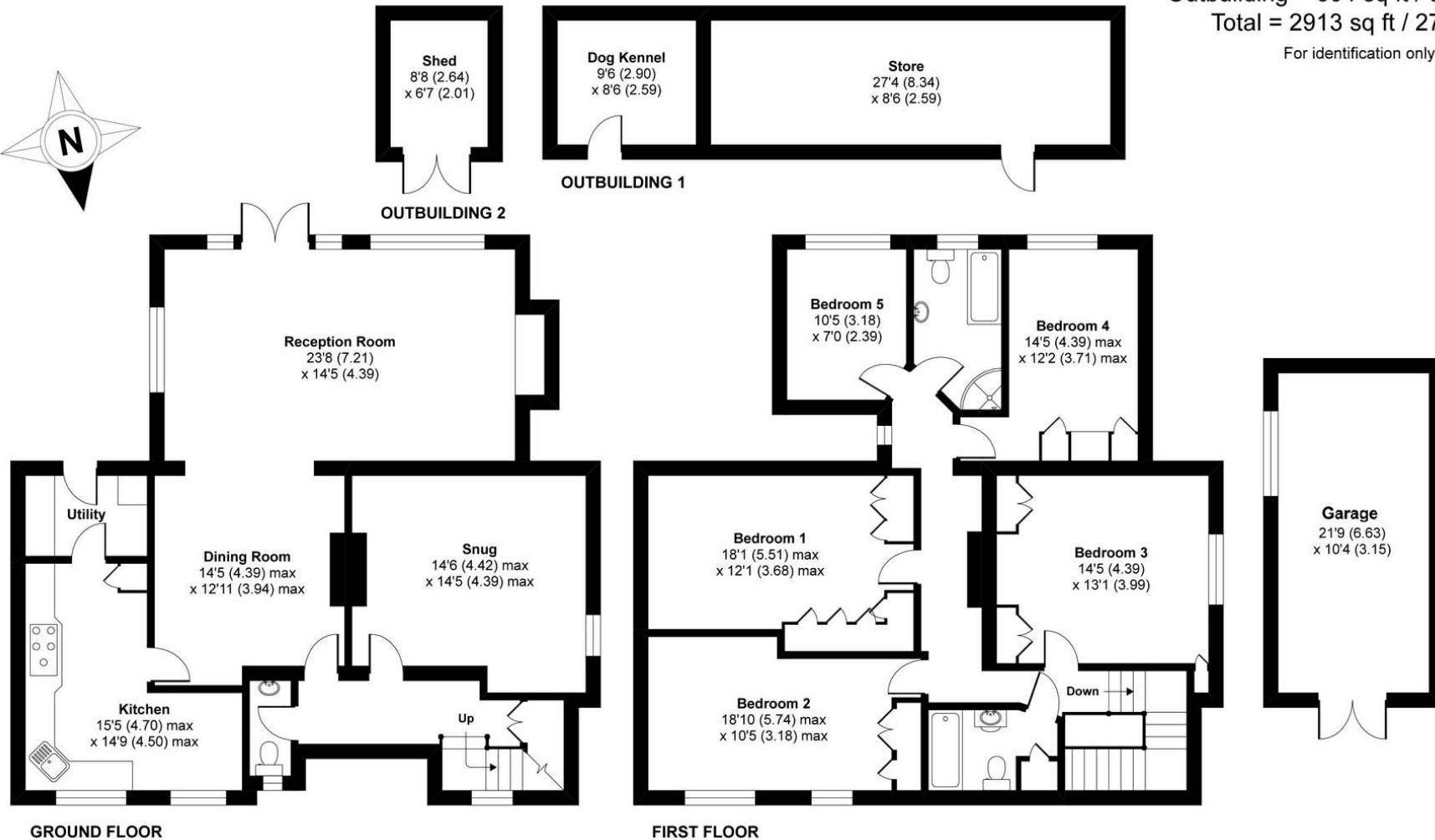
Copper Beech, Grayshott Road, Headley Down, GU35

Approximate Area = 2309 sq ft / 214.5 sq m

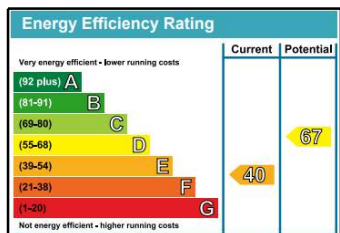
Outbuilding = 604 sq ft / 56.1 sq m

Total = 2913 sq ft / 270.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/che.com 2020. Produced for Warren Powell-Richards. REF: 641883



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