

warren
powell-richards

Chip Chase | £650,000

Headley Down | Hampshire | GU35 8JG



Chip Chase

Wilsons Road, Headley Down, Hampshire, GU35 8JG

£650,000 Freehold

Character detached house, with incredibly flexible accommodation, ideal for a modern family, in excess of 3,000 sq ft. Situated within generous gardens in a quiet residential position. Believed to date from the early 1900's with more modern extensions.

- Quiet and unassuming front aspect belies the space and character of the house which extends away from it, with mature hedging offering a high degree of privacy
- Gated driveway parking for numerous vehicles in addition to a detached double garage
- Double aspect formal sitting room with large shuttered windows and a working fireplace
- 18'8x17'7 double aspect family room; a particularly light and spacious room with velux window and two sets of patio doors onto the garden
- 2 further reception rooms; currently used as a dining room and playroom
- 26' long kitchen/breakfast room. Tiled flooring throughout with a fitted modern kitchen offering extensive storage with integrated appliances, extending into a breakfast area with charming bay window
- Real lobby leading to large utility room and WC
- Good sized cellar, ideal for storage
- Large master bedroom with walk in wardrobe and en suite with both bath and separate shower
- 2nd double bedroom with walk in wardrobe
- 3 further good sized bedrooms and family bathroom
- Superb garden, with wide patio and lawn to the rear, covered pergola to the side with steps leading down to a hidden further garden enjoying a southerly aspect, currently utilised as a play area and vegetable plot with green house and raised beds
- Close to the relatively unknown King George V Green, and within walking distance of Arford and Ludshott Commons plus the local village shop and fuel station



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

DIRECTIONS

From our office in Grayshott take the B3002 westwards for approx 2 miles into Headley Down. Shortly after the 30mph speed sign turn left into Wilsons Road. Chip Chase can be found on the left hand side after a short distance

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



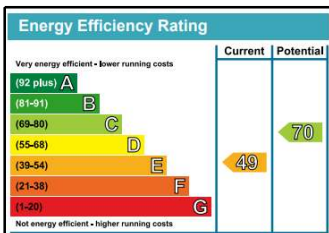


APPROX. GROSS INTERNAL FLOOR AREA 3036 SQ FT 282 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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