

Glenside, Honeysuckle Road, Headley Down,  
Hampshire GU35 8JA



Peter Leete  
and Partners

ESTATE + AGENTS



# Glenside, Honeysuckle Lane, Headley Down, Hampshire GU35 8JA

Price Guide: £750,000 Freehold

A beautifully presented detached bungalow "tucked away"



## SITUATION

Located at the end of a small unmade road close to the George V field in Headley Down. the village has a convenience store plus petrol station. The adjacent village of Grayshott affords more comprehensive shopping with nationally known supermarkets a range of independent retailers, café's restaurants and a public house. The A3 London to Portsmouth road is about 3 miles distant just beyond Grayshott. Haslemere (6 miles) offers a train service to Waterloo in approximately 50 minutes by way of South West Trains. Numerous beauty spots are within easy reach to include Waggoners Wells, The Devil's Punch Bowl, and the miles of National Trust land at the adjacent Ludshott Common being only a short walk away, (from the higher parts of which you can enjoy panoramic views over East Hampshire to the South Downs). The area has been designated a Site of Special Scientific Interest (SSSI) for its wildlife, and a Special Protection Area (SPA) for its birds. The immediate locality also enjoys specific protection by the planning authority which restricts plot sizes to no less than 1/6th acre, thereby preserving the density of development within the "Special Housing Area". There is sailing at Frensham Ponds and Golf is available at Liphook, Blackmoor and Hindhead. The main airports of Gatwick and Heathrow are 50 miles and 42 miles respectively with access to the M25 at junction 10 (25 miles). The A3 is 3 miles away affording dual carriageway road links to both London and South Coast. This in turn provides access to the M25 at Wisley (25 miles) and both the main airports of Heathrow (40 miles) and Gatwick (52 miles). State and private schools are well catered for with the former well served by Oakmoor in Bordon and Bohunt at Liphook, rated 'Outstanding' by Ofsted.

EPC Rating – Council Tax: Band E

VIEWINGS: Strictly by appointment with the Agent both during and outside normal office hours including Sundays and Bank Holidays.

In 2015 the property was substantially rebuilt and remodelled by the current owners in the style of Port Grimaud architecture "the Venice of Provence". The building works included extensions, new roof structure, reconfigured interior layout and all new plumbing and electrics.

**HALL:** Oak flooring.

**COAT CUPBOARD:** Off hall coat cupboard with multiple shelves. Coat hanging space and shoe storage. 13 amp socket for electric vacuum.

**UTILITY CUPBOARD:** Plumbing for washing machine and tumble dryer.

**LIVING ROOM:** Half glazed entrance door. Stovax multi fuel wood burner, slate hearth and oak mantelpiece, double aspect, 5 amp lighting sockets, Freesat TV aerial point.

**DINING/FAMILY ROOM:** South facing. Oak flooring throughout. Recessed ceiling downlighters to kitchen and dining areas. 5 amp lighting sockets. Double patio doors to rear garden.

**KITCHEN:** Double aspect and south facing. Prentice fitted kitchen with oak carcass and cupboard interiors. Farrow and Ball painted perimeter cupboards and oak island unit with Granite work top. Pull out tall larder cupboard. 1 ½ bowl stainless steel kitchen sink. Under wall cabinet lighting. Integrated Neff dishwasher, Neff 50/50 tall fridge/freezer, Neff integrated under counter freezer, Neff gas hob, extraction hood and Neff double wall ovens one with integrated microwave. Telephone point to worktop counter. Two pendant light fittings above island. Double patio doors to rear patio with window seats to either side.

**BEDROOM 1:** Double patio doors to rear garden. Double aspect. Bay window with window seat and storage space under. 5 amp lighting sockets. Freesat TV aerial point. Door to walk in wardrobe with double height hanging rails and shelf storage. Pendant light fitting.

**BEDROOM 2:** 5 amp lighting sockets.

**BATHROOM:** Travertine fully tiled walls and floor. Underfloor heating. Solid one piece Travertine hand basin on Walnut pedestal, walk in shower with overhead rain shower and separate hand held shower, freestanding bath with freestanding tap and hand held shower, floor inset uplighting around bath, push button toilet cistern, heated towel rail and heated mirror.

**GARAGE:** 5.4m x 5.4m double bay garage with internal lighting and 13 amp sockets and electric consumer unit. Ready for EV 7kw car charger installation. Double 13 amp external power sockets. External motion sensor light.

Glenside affords ample parking and driveway from the unadopted lane with sweeping steps leading down to the front door and adjacent footpath to the rear south facing patio and lawned garden.

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.







# Glenside

Headley Down



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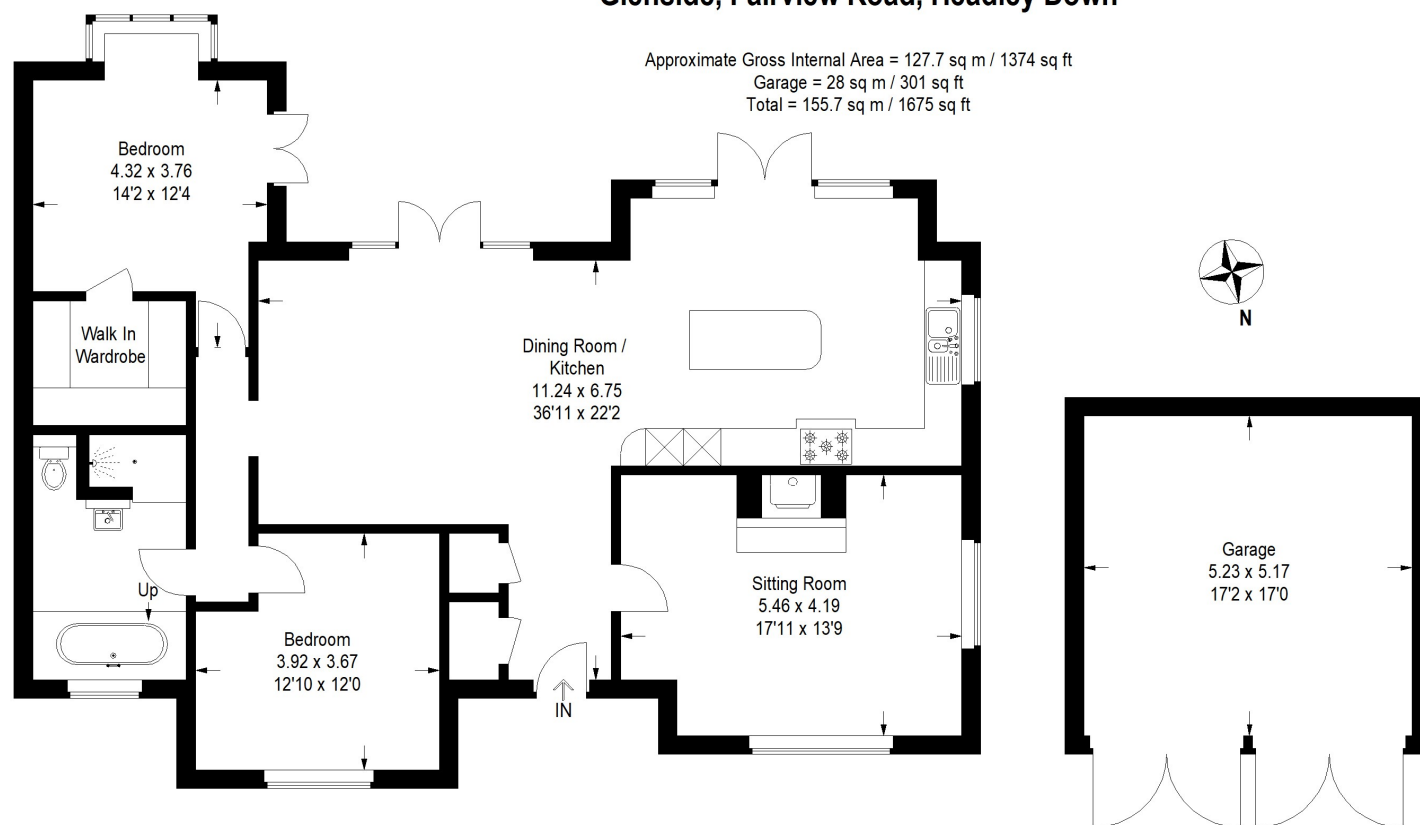
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## Glenside, Fairview Road, Headley Down

Approximate Gross Internal Area = 127.7 sq m / 1374 sq ft

Garage = 28 sq m / 301 sq ft

Total = 155.7 sq m / 1675 sq ft



Ground Floor

(Not Shown In Actual  
Location / Orientation)

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

FloorplansUsketch.com © 2022 (ID 838330)

### **DIRECTIONS:**

**PLEASE NOTE THE PROPERTY'S POSTAL ADDRESS IS AS ABOVE BUT IS  
ACCESSED FROM FAIRVIEW ROAD – WE SUGGEST USING GU35 8JB  
FOR SAT NAV DIRECTIONS**