

White Chimneys, 2 Furze Hill Road,

Headley Down, Hampshire GU35 8EZ

A PROPERTY IN NEED OF COMPLETE MODERNISATION AND REFURBISHMENT



Peter **Leete**
and Partners

ESTATE + AGENTS

White Chimneys, Furze Hill Road, Headley Down, Hampshire GU35 8EZ

Price: £750,000 Freehold –

Note an overage provision will be included in the sale transfer due to historical planning permission to the grounds.



EPC Rating: G

LOCAL AUTHORITY:

East Hampshire District Council.

SERVICES:

All main services: Mains Gas to property but not connected.

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DESCRIPTION: 100 metres of an entrance onto Ludshott Common. A detached bungalow with ample opportunity for extension and conversion. The existing floor area includes 3 double bedrooms one with cloakroom, family bathroom with 2nd wc, kitchen/breakfast room, wide hallway and large loft space. The property has had previous planning permission for 2 new dwellings one on either side of the existing dwelling, we are advised that both permissions have since lapsed.

The gardens and grounds are a feature of the property totalling in excess of 0.6 acre and with a frontage to both Seymour and Furze Vale Roads of approx. 50 metres*+. The private and level plot is well screened from both roads with established high hedging and fencing. There is a five-bar gate opening onto the driveway with ample off-road parking for several vehicles and detached single garage. The gardens afford timber outbuildings including a car port and a second wide wooden gate with another vehicular right of way from Furze Hill Road.

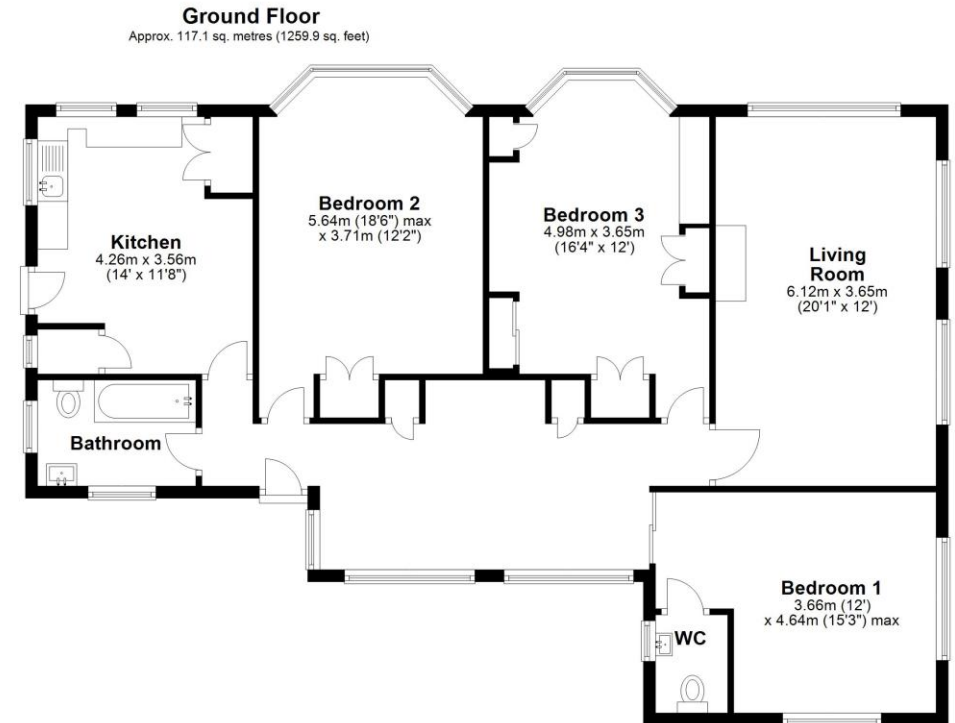
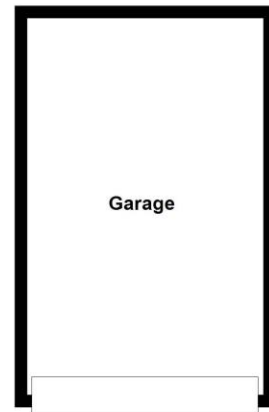
SITUATION:

Located in a quiet road adjacent the common 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.





White Chimneys Headley Down



Total area: approx. 117.1 sq. metres (1259.9 sq. feet)

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