

**Peter Leete
and Partners**

ESTATE + AGENTS

**43 The Paddock,
Headley, Hampshire GU35 8QE**



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Price Guide: £599,950 Freehold



- 1539 sq. ft of accommodation.
- Plus Outbuildings.
- EPC Rating: E
- Council Tax: Band E
- All main services with gas fired central heating.

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.

A detached two / three bedroom chalet having been the subject of complete modernisation and extension of recent years by our clients. The gardens include timber built outdoor entertaining areas currently used for separate hot tub and dining zones.

GENERAL: The property is an A line chalet and has been completely modernised to create a modern family home. The flexible floor plan includes a large living/dining/family room with a wealth of glass to create a light main reception area. The garage has been transformed to create a snug/bedroom 3 with large lantern roof light with sliding patio doors to two sides of the gardens. The front of the garage being left as a storeroom. The kitchen has been moved and re-equipped to overlook the front aspect with a high end Wren kitchen. There is a large study and modern utility/cloakroom. The first floor enjoys two good sized double bedrooms and a re-equipped bathroom with separate shower over. The gardens are a feature with two laid lawns, paved patio, stores, garden rooms and with pedestrian access via each flank wall. The front supports a driveway for off road parking and both the rear and side gardens afford a high degree of privacy.

Approximately 100 metres away is the village Newsagent, Delicatessen/Café, Hairdressers, 13th Century Church, village doctors surgery and pharmacy plus The Holly Bush Public House. A longer walk into nearby Arford and a second country Inn, the Crown, can be found. The village of Headley Down has a Budgens mini supermarket, petrol station and late-night convenience store. Buses passing through Headley Down serve Bordon, Aldershot, Farnham, Grayshott and Haslemere. The latter with a regular main line train service to London Waterloo in under an hour. A feature to the immediate locality is the miles of National Trust land at Ludshott Common (from the higher parts of which you can enjoy panoramic views over East Hampshire and the South Downs National Park). The area has been designated a Site of Special Scientific Interest (SSSI) for its wildlife, and a Special Protection Area (SPA) for its birds. Other nearby beauty spots are within an easy reach to include Waggoners Wells, The Devil's Punch Bowl with sailing at Frensham Great Pond. Golf is available at Liphook, Blackmoor and Hindhead. The nearby village of Grayshott affording a comprehensive range of shopping facilities to include Sainsburys and a Co-operative Store. The main airports of Gatwick and Heathrow are approximately 50 miles and 41 miles respectively with access to the M25 at Junction 10 (22 miles). Hindhead provides miles of walking and plenty of opportunity for both cyclists and horse riders alike to enjoy the facilities such as wide footpaths, underpasses and footbridges linking both Bramshott and Hindhead Commons.





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Headley



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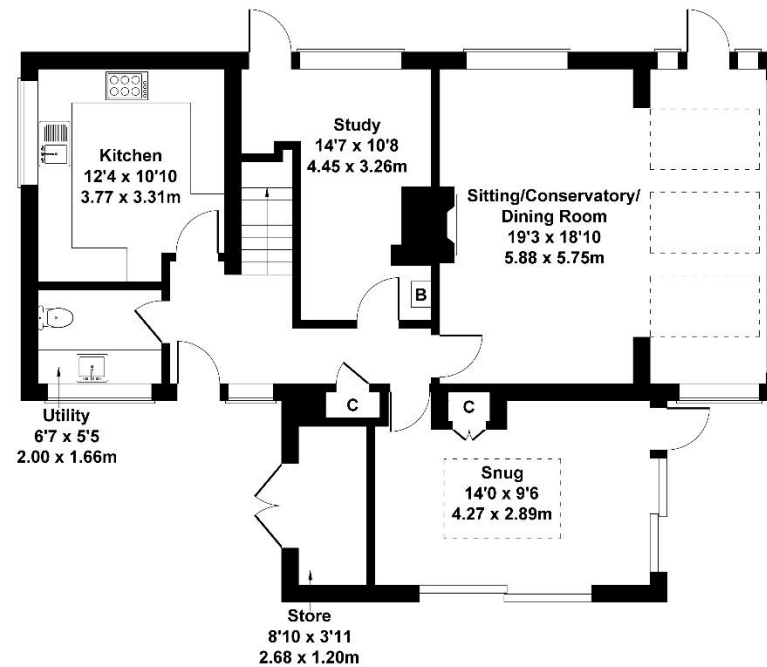
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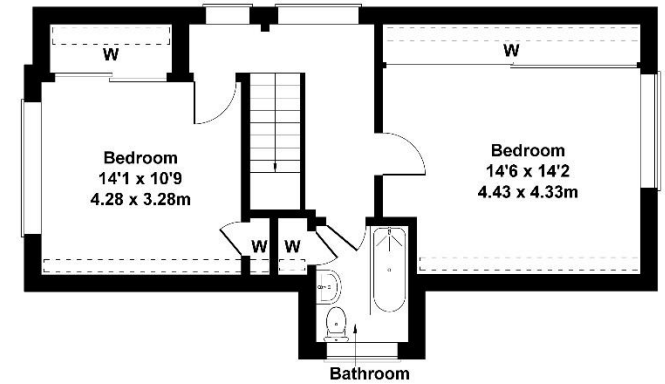
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43 The Paddock. Headley

Approximate Gross Internal Area
1539 sq ft - 143 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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