

30 Churchill Crescent

Headley, Hampshire GU35 8ND



**Peter Leete
and Partners**

ESTATE + AGENTS



30 Churchill Crescent, Headley, Hampshire GU35 8ND

Price: £450,000 Freehold



EPC Rating: D

Council Tax: E

SERVICES All main services. Gas central heating, mains water and drainage. Solar Panels.

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

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.

SITUATION

Headley village enjoys The Holly Bush and The Crown public houses, 13th Century Church, delicatessen, doctors surgery, pharmacy, primary school and playing fields with its own club house providing sport facilities well above most local villages. There are more comprehensive shopping facilities nearby in Grayshott. The area is very fortunate to have several excellent schools within a short distance. These include the private schools of Saint Edmund's Hindhead, The Royal Junior school and Amesbury also in Hindhead with The Royal Senior school in Haslemere and Highfield in Liphook. State schools are also well catered for with nearby Mill Chase and Bohunt in Liphook, rated "Outstanding" by Ofsted and in 2014 "Overall school of the year" by the Times. Local beauty spots nearby include miles of National Trust land at Ludshott Common (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. Other beauty spots include Waggoners Wells, The Devil's Punch bowl and Frensham Ponds all within the protection of the National Trust. Golf is available at Liphook, and Blackmoor. Haslemere (6 miles) offers a train service to Waterloo in approximately 50 minutes by way of South West Trains. The Hindhead Tunnel on the A3 London to Portsmouth road provides excellent dual carriageway access by road to London and the main airports of Gatwick and Heathrow are 50 miles and 42 miles respectively.

GENERAL: The property is offered in very good order throughout. Entrance door opening into Entrance Hall: with storage cupboard and doors to: Kitchen/dining room: fitted with a range of modern wooden fronted wall and base units. Eye level double oven housing in stainless steel, gas hob unit inset to worktop. Stainless steel sink unit with mixer taps and single drainer. Door to side footpath leading to garden and garage. Living Room: a generous proportioned room with year round Conservatory benefiting a glass roof and double doors to garden. Bedrooms 1 and 2 both overlook the front aspect across the communal green. The bathroom is well appointed with a white suite of bath with separate shower unit over, built in vanity unit with storage cupboards and concealed wc and washbasin.

Exterior: Front garden mainly laid to lawn flanked by a private driveway leading to the single garage with up and over door and personal door to rear. The rear garden is again laid to lawn but preceded by a paved patio and backing private woodland. Established mature plants and hedging.





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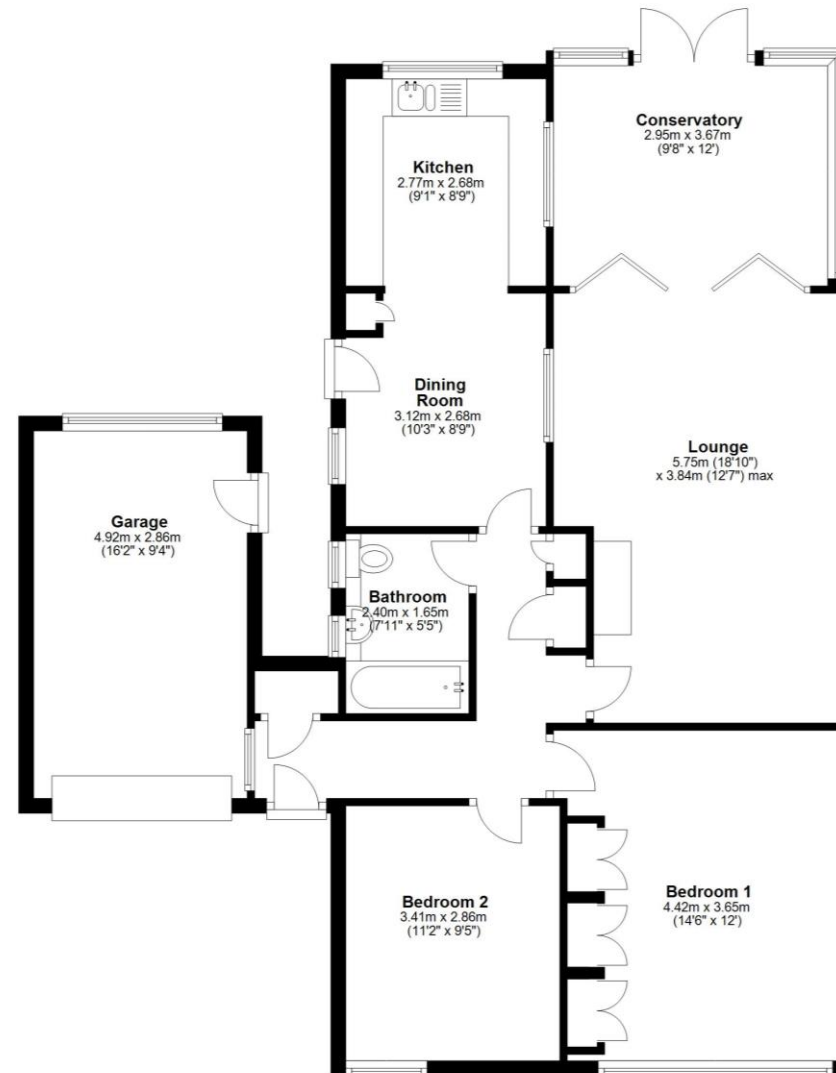
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P796

Ground Floor

Main area: approx. 89.1 sq. metres (959.3 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.1 sq. feet)



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Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes, and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC. Plan produced using PlanUp.