

26 Hillside Close

Headley Down, Hampshire GU35 8BL

**Peter Leete
and Partners**

ESTATE + AGENTS

26 Hillside Close, Headley Down, Hampshire GU35 8BL

Fixed Price: £209,950 Freehold



SERVICES: Mains gas, water, drainage & electricity.
Gas fired central heating to radiators and wood burner in living room

LOCAL AUTHORITY: East Hampshire District Council.

EPC RATING: To be confirmed.
Council Tax: Band B

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

The property is close to Arford Common a council maintained, 11 acre, lightly wooded area affording dog walking facilities and leading down towards Arford and The Crown Country Inn. Nearby Ludshott Common has further walking and cycling facilities, owned and maintained by the National Trust it affords many acres of protected heathland. The village affords a late-night convenience store, café, Budgens and petrol station. The amenities in the village of Headley situated close by include the Holly Bush and The Crown public houses, 13th Century Church, Farm Shop, delicatessen, doctors' surgery, pharmacy, primary school and playing fields with its own club house providing sport facilities well above those of most local villages. Approximately 2 miles from the property is Applegarth which forms a farm shop/restaurant and delicatessen with more comprehensive shopping facilities to be found in the center of Grayshott village. Other than Ludshott Common, which offers panoramic views across to the South Downs from its higher peak, there are other numerous beauty spots to include Waggoners Wells, The Devil's Punchbowl and Frensham Ponds, all within a short drive. Golf is available at Liphook, Hindhead and Blackmoor. The A3 London to Portsmouth road is about 4 miles distant just beyond the nearby village of Grayshott. Haslemere (6 miles) offers a train service to Waterloo in approximately 50 minutes by way of South West Trains. The Hindhead Tunnel now provides excellent access by road to London and the main airports of Gatwick and Heathrow are 52 miles and 42 miles respectively with access to the M25 at junction 10 (21 miles).

Canopied entrance door opening into a small inner lobby and through to the Living room. This room affords a pleasant outlook onto the light woodland beyond the boundary, feature fireplace with wood burner, understairs cupboard and with a staircase to the first floor. Sealed unit double glazing. Kitchen being a galley style and ample space for white goods and with base and wall storage units. Stainless steel sink and drainer. Fitted wall hung gas boiler and sealed unit double glazed window. First floor landing with storage cupboard and doors to bathroom with bath, low level wc and wash hand basin. The bedroom is a good size with double aspect sealed unit double glazing over the gardens and light woodland beyond.

EXTERIOR: The property has a corner plot with sloping gardens to the front and side. There is a dedicated parking space and additional parking and turning for visitors. The property sits quietly at the end of a cul de sac location adjacent private woodland. The whole affording a high degree of privacy.





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Headley Down



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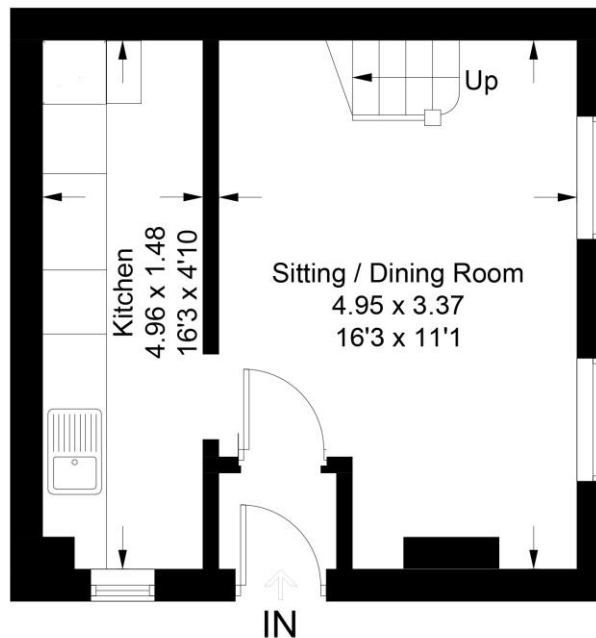
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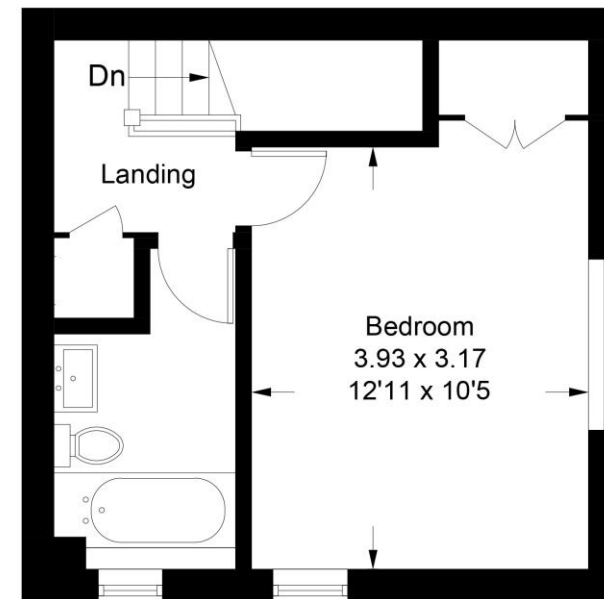
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Approximate Gross Internal Area = 49.6 sq m / 534 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID704516)