



**Peter Leete
and Partners**

ESTATE + AGENTS

Oakcroft

Headley Hill Road,
Headley, Hampshire GU35 8DS

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Price Guide: £650,000 Freehold



- DETACHED BUNGALOW
- SOUGHT AFTER HEADLEY HILL ROAD
- MASTER BEDROOM with
- ENSUITE BATHROOM and
- SEPARATE SHOWER CUBICLE
- 2 FURTHER BEDROOMS
- SHOWER ROOM
- KITCHEN/BREAKFAST ROOM
- SITTING/DINING ROOM
- FORMAL GARDENS OF APPROX .22 ACRE with
- GATED ACCESS TO LIGHT WOODLAND APPROX FURTHER 0.25 ACRE
- GARAGE
- SCOPE FOR EXTENSION
- EPC Rating – D
- Council Tax: - Band E
- LOCAL AUTHORITY: East Hampshire District Council.
- SERVICES: All main services, Gas, water, electricity and drainage.

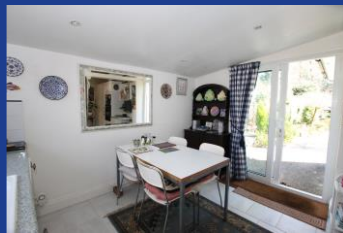
SITUATION

On the Headley/Headley Down border in this favoured location. Headley itself benefits a Newsagent, Delicatessen/Café, Hairdressers, 13th Century Church, village doctors surgery and pharmacy plus The Holly Bush Public House. A shorter walk into the nearby hamlet of Arford and a second country Inn, the Crown, can be found, recently praised in the Guardian (March 2025) for its exceptional food. 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

DESCRIPTION. A detached bungalow in sought after Headley Hill Road, being one of Headley's premier roads. The property of recent years has been extended and modernized by the current owners to provide a good-sized kitchen/breakfast room with dual aspect and doors to the rear gardens. The master bedroom now affords and ensuite bathroom with separate shower cubicle and spacious family shower room supporting the two further bedrooms. Further scope for extension and or alteration of the existing garage remains for anyone desiring more accommodation. **A feature of the property is the grounds forming formal gardens of approximately 0.22 acre with gated access to the light woodland beyond measuring approx. a further 0.25 acre.**

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.







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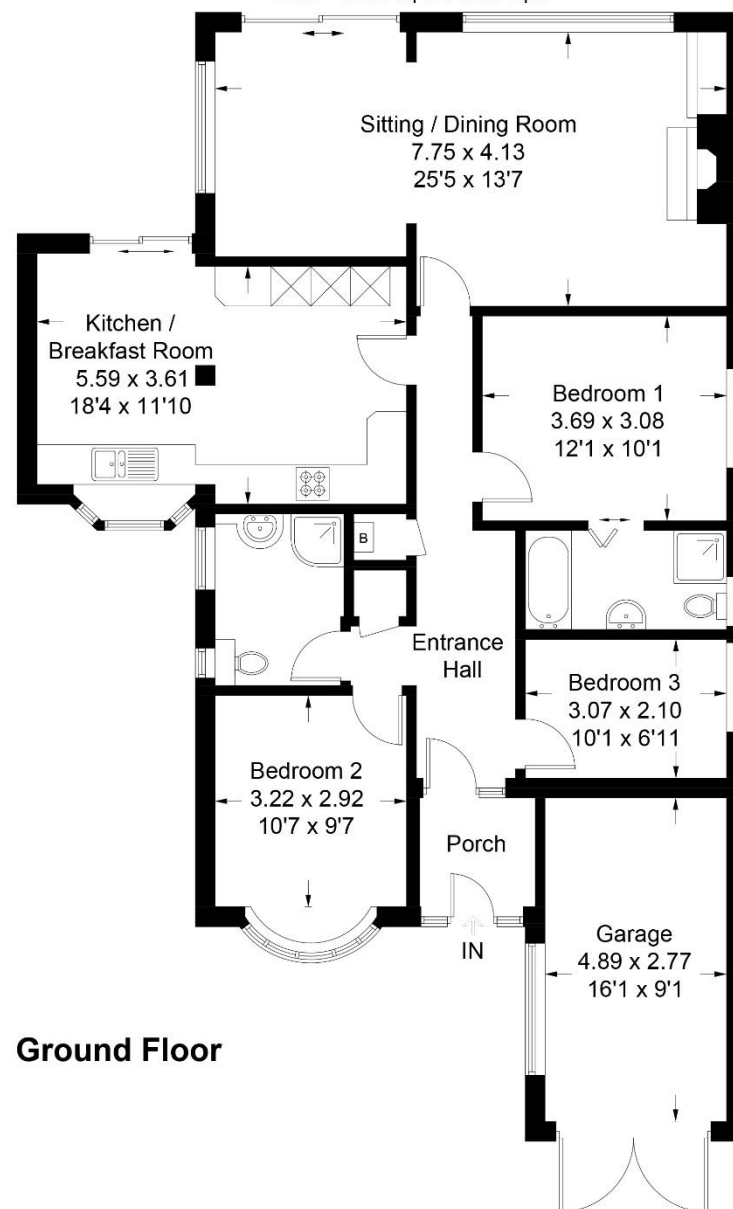
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Approximate Gross Internal Area = 108 sq m / 1162 sq ft

Garage = 13.8 sq m / 148 sq ft

Total = 121.8 sq m / 1310 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID426994)



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