



**Peter Leete
and Partners**

ESTATE + AGENTS

**Woodpeckers,
87 Seymours Road,**
Headley Down, Hampshire GU35 8JU

IN NEED OF MODERNISATION AND REFURBISHMENT

Woodpeckers, 87 Seymour Road, Headley Down, Hampshire GU35 8JU

Price: £899,000 Freehold

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



EPC Rating: E

Council Tax: G

LOCAL AUTHORITY:

East Hampshire District Council.

SERVICES:

All main services:

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 to their code of practice.

DESCRIPTION: Directly opposite Ludshott Common. A detached bungalow in grounds of approximately 0.6 acre. Requiring modernisation the property boasts a floor area of 1915 sq ft plus detached GARAGE. Woodpeckers is currently accessed via a shared driveway from Seymour Road running parallel with the common and serving two other properties.

The floor area includes 4 bedrooms, 2 with en-suites plus family bathroom, living room, dining room, kitchen and utility room. The property now requires modernisation throughout. The gardens and grounds are a feature of the property totalling 0.6 acre, approximately 60m x 41m. There are two pedestrian gates opening directly onto the common itself.

Woodpeckers also has a private footpath through to the adjacent Furze Hill Road alongside the entrance to Deerleap. A second vehicular access to the property can also be provided along this driveway.

SITUATION:

Headley Down 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.





Woodpeckers Headley Down



**Peter Leete
and Partners**
ESTATE + AGENTS

The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480
email@pleete.co.uk
www.pleete.co.uk

P796

