



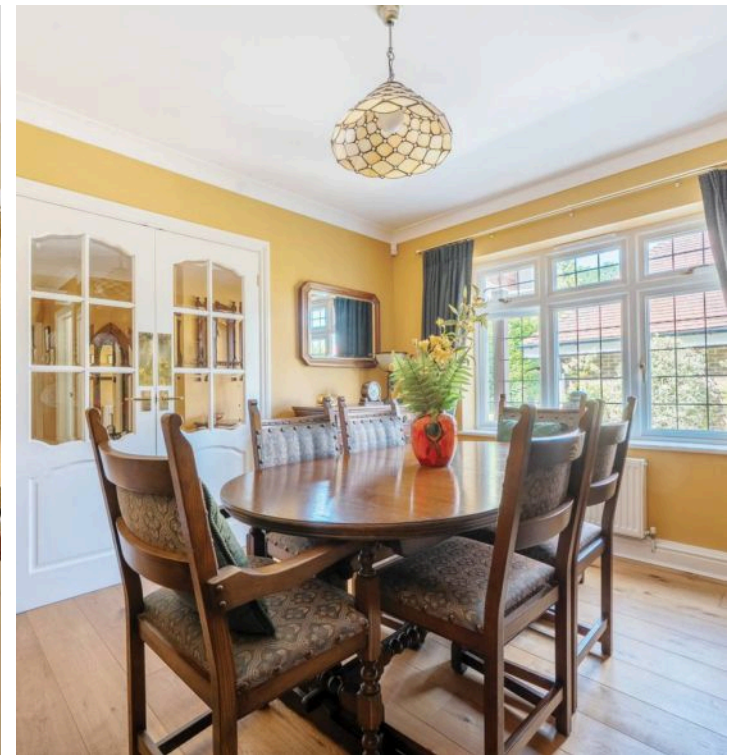
Briardale, Oakhill Road, Headley Down, GU25 8EW - Guide Price £995,000

Briardale Oakhill Road

Headley Down, Bordon

- 2393 sq.ft of Accommodation
- Five Generous Bedrooms
- Five Reception Rooms
- Three Bathrooms
- Kitchen With Doors Onto Garden
- Utility Room & Downstairs Cloakroom
- Double Width Garage Plus Storage Sheds
- Extensive Gravel Drive Parking For Six Cars
- Secluded Rear Garden 68ft wide by 40ft long Approx
- Direct Access To Woodland Adjoining Ludshott Common.

You approach the property down a private unmade gravel road where a five bar gate opens into an expansive driveway, providing parking for 5/6 cars with parking for two further vehicles courtesy of the detached double garage which has power and light as well as eaves storage. The detached garage provides potential (subject to planning approval) to convert the eaves space to provide a home office, as other homes in the area have done. The house features a large hallway off which is a downstairs cloakroom, kitchen, utility and a total of five reception rooms. To the front of the house is a family room and study, whilst running front to back is a generous sitting room which adjoins a fabulous garden room with double doors opening onto the terrace. The garden room has double doors into the dining room which is open to the comprehensively fitted kitchen with island and double doors onto the terrace



Briardale Oakhill Road

Continued Text & Services

Upstairs a spacious landing gives access to five generously proportioned bedrooms. The principal bedroom boasts an en-suite bathroom, the second bedroom an en-suite shower room in addition to a large family bathroom.

The garden itself measures approximately 68ft wide by 40ft deep and is enclosed by hedging and fencing and bordered by mature pines from the adjoining woodland. There are three storage sheds and a gate at the back of the garden allows access along a track to woodlands which is held in trust for the benefits of local residents to enjoy. This in turn adjoins Ludshott Common making it ideal for those with dogs or who enjoy walking, cycling or running, providing miles of open countryside direct from the property.

Services:

Gas, Electric, Mains Water, Drainage (as advised by our vendor)

Broadband and Mobile services: Visit checker.ofcom.org.uk

East Hampshire Council Band: G (£3480)

EPC RATING: C

Tenure: Freehold

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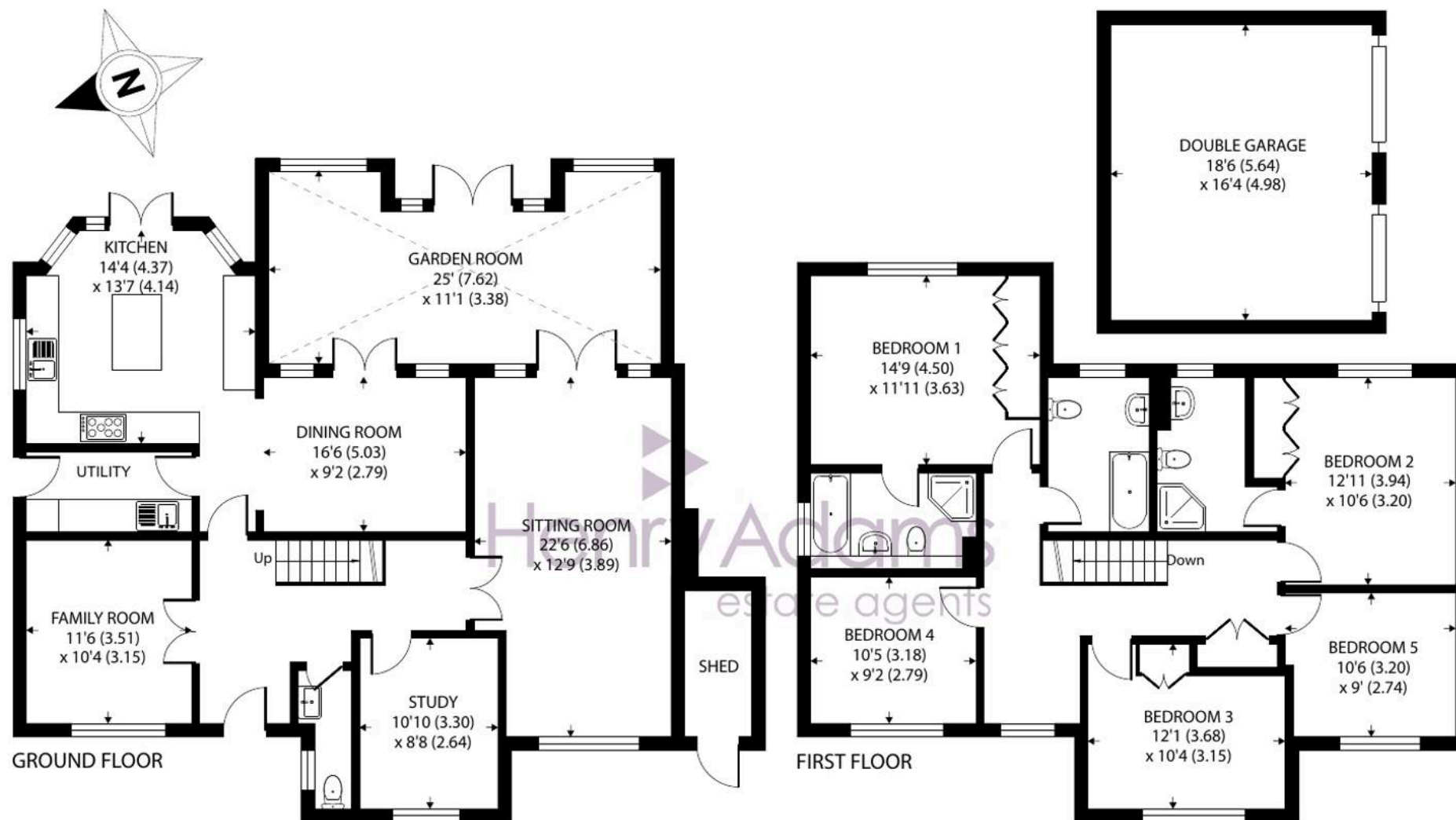
Location:

Conveniently located within easy reach of the Devil's Punch Bowl and the many acres of beautiful National Trust land with Ludshott Common a short walk from the property. Farnham is approximately 9 miles away passing Frensham Ponds which are surrounded by more National Trust heathland. Haslemere railway station is three miles away with fast direct services to London Waterloo and Portsmouth. The A3 Hindhead Tunnel provides easy access to Godalming and Guildford, and joining the A3 South from Hindhead to Petersfield and Portsmouth. The delightful and thriving village of Grayshott is within a short drive and provides a great range of local shops.

Directions:

SATNAV: **GU35 8EW** // what3words: ///
beauty.startles.conspired





Briardale, Oakhill Road, Headley Down, Bordon

Approximate Area = 2393 sq ft / 222.3 sq m

Garage = 302 sq ft / 28 sq m

Total = 2695 sq ft / 250.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1324606



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.