



**50 Stonehill Road, Headley Down, Hampshire**  
**Guide Price £825,000 Freehold**

CLARKE  GAMMON



50 STONEHILL ROAD  
HEADLEY DOWN HAMPSHIRE GU35 8HE

Guide Price £825,000

4 Bedrooms	Conservatory
En-suite bathroom	Study/office
Luxury family bathroom	Double garage & parking
Living room	Gardens
Kitchen/dining room	Lovely walks nearby



**An exceptional family home, in a  
semi rural location, close to  
Ludshott Common.**

#### THE PROPERTY

An extremely well presented detached family house, situated at the end of this no-through road, close to Ludshott Common. The accommodation has been thoughtfully updated and presents a magnificent kitchen/dining room, fitted with an excellent range of work surfaces, cupboards and drawers. Additionally, the double aspect drawing room features hard wood flooring and a fire place with wood burning stove. Doors open out to the spacious conservatory which is south/westerly facing and provides additional reception space with lovely views over the gardens. To the first floor the master bedroom suite has fitted wardrobes, a useful storage room and a fully fitted en suite bathroom. In addition, there are three further double bedrooms, all with fitted wardrobes and a luxury bathroom suite that has been refitted to a high quality.





## THE GROUNDS

To the front of the property, the driveway provides ample parking and access to DOUBLE GARAGE with twin up and over doors and rear personal door to conservatory. The gardens surround the property and primarily consist of areas of well tended lawns with footpaths and featuring a split level paved sun terrace. There are numerous beds and borders and the boundaries are clearly defined by a combination of fencing and screening hedges.

## SITUATION

The property is tucked away in a semi-rural location close with easy access to the picturesque villages of Headley and Arford which offers a newsagent, The Hollybush Public House, delicatessen and The Sun Inn in Arford. The larger and easily accessible village of Grayshott provides a more extensive range of amenities with the towns of Haslemere, Liphook and Farnham within easy driving distance offering mainline stations and extensive schooling options. The nearby National Trust Ludshott Common provides an abundance of lovely walks whilst for the golf enthusiast there are quality golf courses at Hindhead, Hankley Common, Liphook, Cowdray and Old Thorns Golf and Country Club.

Grayshott - 2.5 Miles

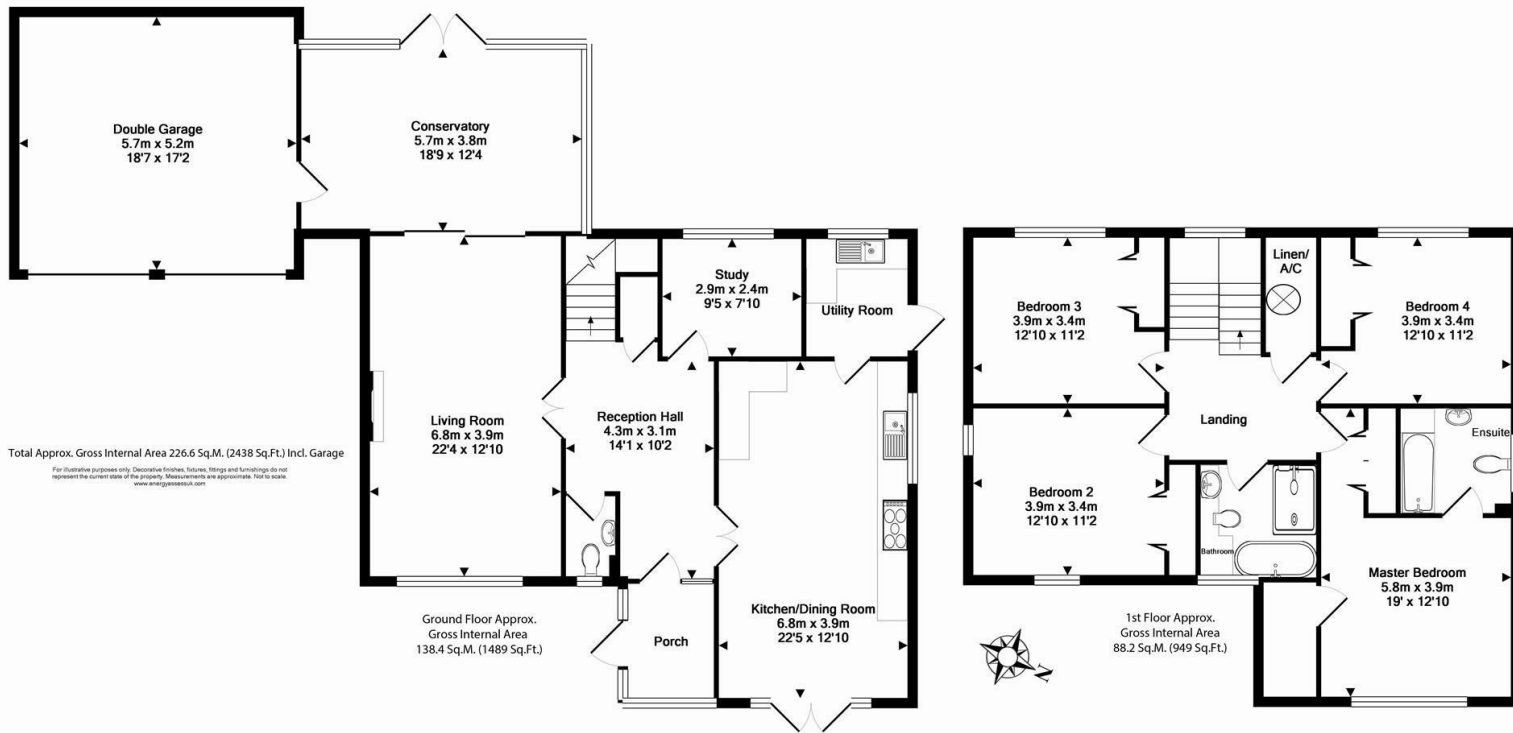
Haslemere - 6.0 Miles

Liphook - 4.2 Miles

Guildford 17.2 Miles

Farnham - 8.4 Miles

M25 (Wisley) - 25 Miles



**LOCAL AUTHORITY**

EHDC

**COUNCIL TAX**

Band G

**SERVICES**

All main services, gas central heating to radiators

26th February 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**CG LIPHOOK OFFICE**

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**DIRECTIONS**

From Liphook, proceed out of the village onto the A3 in a northerly direction and before the tunnel, taking the exit, to Grayshott. Proceed through the village of Grayshott on the Headley Road, proceeding out of the village, passing Ludshott Common on your left. Stonehill Road will be found on the left hand side, where the property will be found towards the very end on the right.

**AGENT'S NOTE**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

