



**Southview Road, Headley Down,
Hampshire, GU35 8HX.**

CLARKE  GAMMON

THORNHILL SOUTHVIEW ROAD HEADLEY DOWN GU35 8HX

A brand new 5 bedroom quality house

Available for immediate occupation

High specification

Spacious hall & cloakroom

Kitchen/breakfast room & utility room

Off adjoining kitchen/breakfast room is a dining room with roof lantern and bi-fold doors

Sitting room & study

Master bedroom suite

4 Further bedrooms & 2 bathrooms over 2 floors

Car parking for 3 cars & landscaped gardens



A substantial, brand new detached house offering immediate occupation. Constructed to a high standard, tucked away in a small development and accessible to all local amenities and facilities.

THE PROPERTY

Thorn Hill is a substantial family house offering over 2,400 ft. It is tastefully presented and is available for immediate occupation. There is a spacious entrance hall with cloakroom off, and small study. The kitchen/breakfast room is an undoubted feature and offers flexible accommodation, with a sitting area and dining room area with roof lantern and bi-fold doors which gives access to the garden. Off the kitchen is the utility room, and there is also a good-sized sitting room. On the 1st floor there is a spacious master bedroom suite with en-suite shower and 3 further bedrooms and a family bathroom. On the 2nd floor there is an impressive void area, further bedroom and a shower room.



THE GROUNDS

To the front of the property there is hard standing and parking for 3 cars. The rear garden is generously proportioned and is laid to lawn with a large patio, and established fencing.

SITUATION

The house forms part of a small development tucked away yet available to all local facilities and amenities. Within walking distance is the local petrol station with a small internal supermarket. There is easy access to many acres of National Trust common Land and ideal walking on Ludshott common. The nearby village of Headley offers a newsagent, The Hollybush public house, a delicatessen and the Sun Inn in nearby Arford. The larger and easily accessible towns are Haslemere, Liphook and Grayshott, with mainline stations at Haslemere and Liphook offering access to London Waterloo on the Portsmouth Line. For golfing enthusiasts there are quality golf courses at Hindhead, Hankley Common, Liphook, Cowdray, Old Thorns, and Old Thorns Golf and Country Club.

Grayshott -2.2 miles

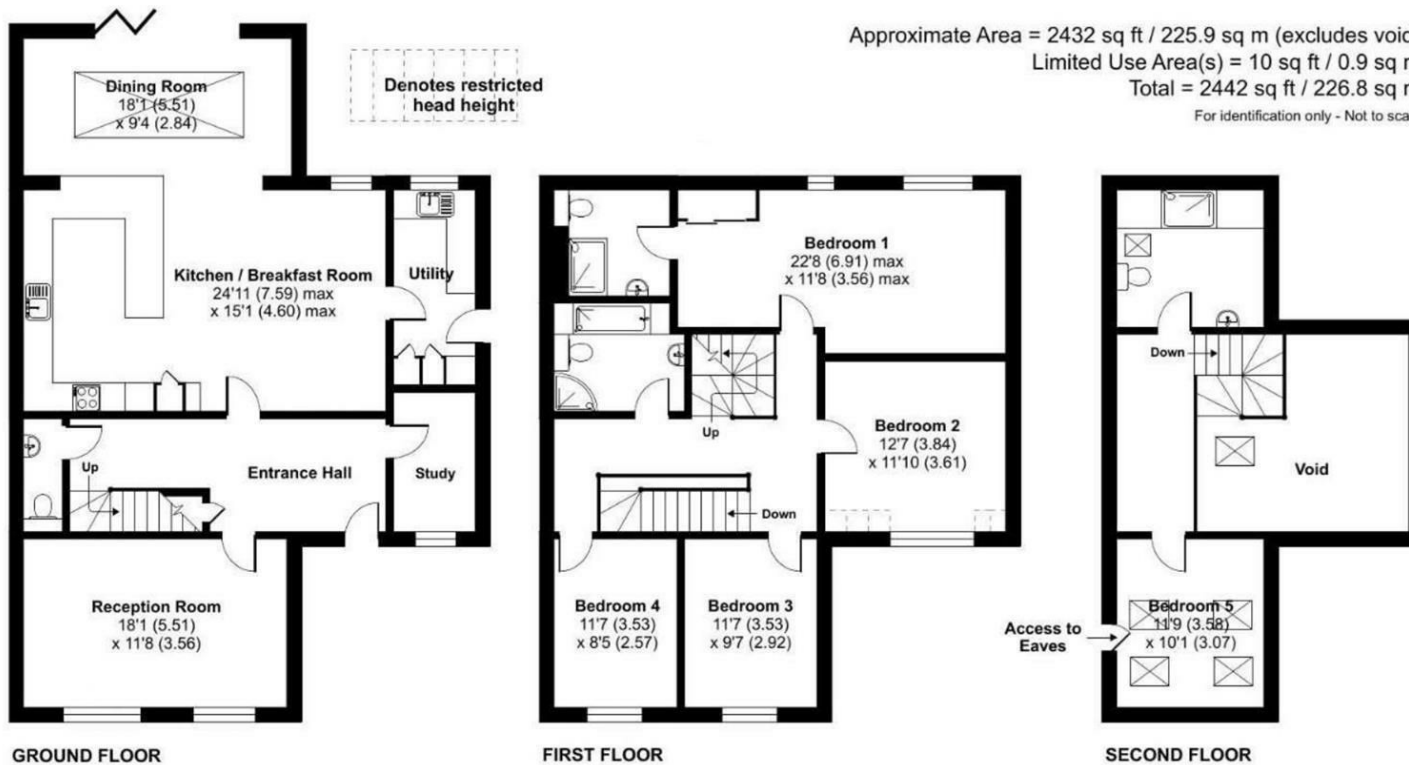
Haslemere-6.1 miles

Liphook-4 miles

Guildford-16 miles

Gatwick Airport-46 miles

Heathrow Airport-40 miles



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.

LOCAL AUTHORITY

EHDC

COUNCIL TAX

TBC

SERVICES

Mains water, electricity, mains drainage
 gas central heating

10th December 2024

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

CG LIPHOOK OFFICE

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DIRECTIONS

From the centre of Grayshott leave the village in the direction of Headley Down. Upon reaching the centre of the village at the roundabout turn left by the petrol station into Beech Hill and look to turn 1st left into Southview Road, follow the road round to the right, and the property will be found on the left.

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

