



**Longbeach, Eddeys Lane, Headley Down, Hampshire**  
**Asking price Asking Price £715,000 Freehold**

CLARKE  GAMMON  
1919

LONGBEACH, EDDEYS LANE, HEADLEY DOWN,  
HAMPSHIRE GU35 8HU

Asking Price £715,000

Brand new 5 bedroom quality house	Sitting room
Available for immediate occupation	Master bedroom suite
High specification	3 Bedrooms on the 1st floor a& family bathroom
Spacious hall and cloakroom	2nd Floor bedroom & shower room
kitchen/Dining room	Car parking for 3 cars and landscaped gardens



**A 5 bedroom detached house of quality, tucked away forming part of a small development. Is immediately available for occupation and offers easy availability to all local amenities.**

#### THE PROPERTY

The house forms part of a small development of only 6 houses and Longbeach is a rare opportunity to acquire a house of its size with 5 bedrooms. There is a spacious hallway with cloakroom off which also gives access to the sitting room. The spacious kitchen breakfast room incorporates another reception room area which offers flexibility for either a dining or family room, which has bi fold doors leading to the rear garden. On the 1st floor there is a master bedroom suite with an en suite shower room, there are 3 further bedrooms, and a spacious family bathroom with both bath and shower. On the 2nd floor there is the 5th bedroom, and shower room.



## THE GROUNDS

Outside to the front of the property providing parking for 3 cars. The rear garden is level, enclosed, and predominantly laid to lawn with a south facing patio area adjacent to the house. There is outside lighting, waterproof electric sockets, and there is a garden shed.

## 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 - 2.7 miles

Haslemere - 6.8 miles

Liphook - 3.8 miles

Guildford - 8.4 miles

Gatwick Airport - 46.7 miles

Heathrow Airport - 42.9 miles

Portsmouth - 30.9 miles

# Eddeys Lane, Headley Down, GU35

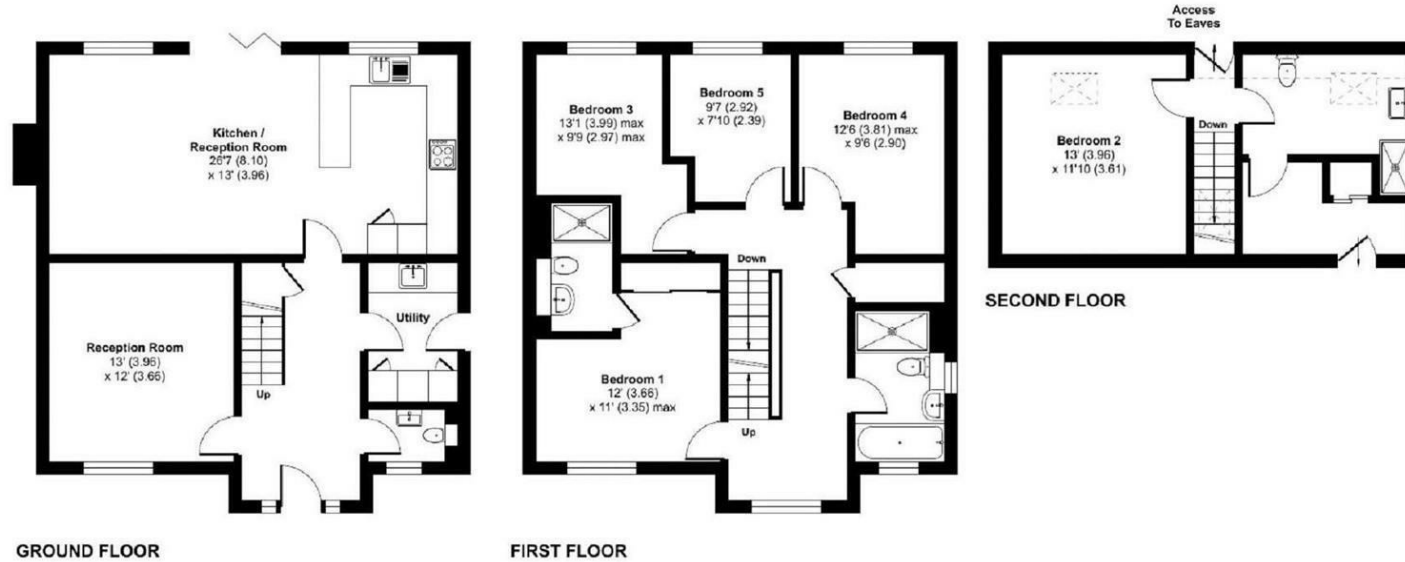
Approximate Area = 1772 sq ft / 164.6 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 1794 sq ft / 166.6 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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

## LOCAL AUTHORITY

East Hampshire District Council

## COUNCIL TAX

Band F

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

1st October 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>			
(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	

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## CG LIPHOOK OFFICE

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## DIRECTIONS

From the centre of Grayshott, leave the village and proceed toward Headley Down, on the outskirts of the village look to turn left into Eddeys Lane and Longbeach is the penultimate house on the left-hand side.

## 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

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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