



**Corbie Cottage, Carlton Road, Headley Down, Hampshire**  
**Price Guide £797,500**

CLARKE  GAMMON



# Corbie Cottage

CARLTON ROAD HEADLEY DOWN HAMPSHIRE GU35 8JW

Price Guide £797,500 Freehold

We are delighted to offer for sale Corbie Cottage, a charming characterful detached house, set proudly within its generous plot and situated along Carlton Road, a much-favoured locality in Headley Down. The property is within minutes of local outstanding natural beauty spots, including Ludshott Common and Waggoners Wells, whilst being only a five-minute drive from the many amenities in the neighbouring village of Grayscott and major road access onto the A3.

It is a rare opportunity to be offered this property, having been lovingly owned by the same family for nearly 30 years. This detached house is positioned behind its hedge lined frontage and is approached over a shingle driveway and along a short pathway.

Once inside, a wide entrance hall offers individual access to all rooms on the ground floor which consist of four well-proportioned rooms comprising a kitchen/breakfast room as well as stunning sitting room which has a charming fireplace and double doors to the garden. There is a spacious second reception room which could serve a range of purposes. In its current guise it has been used as an arts room but could easily revert to a dining or family room. Rounding off the rooms to this floor is a most useful utility and w/c.

Many features of the era are evident throughout, with attractive doors and furnishings and stripped wooden flooring. The first floor has four good size bedrooms, with the main bedroom offering an impressive, vaulted ceiling and its own en-suite shower room. The remaining three bedrooms are good sizes and are served by a family bathroom.

If further space is required, there is brilliant potential into the loft area for expansion. The attic is currently boarded, has three roof line windows and is used as an occasional workspace. The current owners commissioned drawings for such works, however concluded it wasn't necessary for their requirements. We would be delighted to share these plans with parties interested in reviewing them.

- **Stunning principal reception room with charming fireplace and doors to the rear gardens**
- **Country style kitchen and second reception room which could be suitable for an individual dining room**
- **Delightful primary bedroom suite with tall ceilings and lovely bathroom**
- **Attic area with great potential for habitable conversion**
- **Beautiful, well-loved gardens which offer tranquillity and great privacy**
- **Driveway parking and detached garage**
- **Perfect blend of character and modernity**
- **Under 5 minutes' walk of the outstanding Ludshott Common**

## CG LIPHOOK

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**Local Authority:** EHDC Tax Band E  
**Services:** All mains services

















## SITUATION

Carlton Road is a highly desired residential road in the heart of Headley Down, within easy walking distance of Ludshott Common. The neighbouring properties are mostly detached dwellings of varying styles and designs. Headley Down is an attractive semi-rural residential area, within easy reach of many acres of National Trust common, ideal for walking and riding including Ludshott Common, Arford Common, the recently formed Headley Down Nature Reserve and the Devils Punch Bowl in Hindhead.

In the immediate vicinity is a small convenience store and fuel station. A newsagent and delightful delicatessen can be found in Headley village. A greater range of services and shops are in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles.






## GROUNDS

The Southerly facing rear garden is laid primarily to lawn whilst being naturally screened from its immediate surroundings by hedging and plantation. there is a wonderful area of terrace which adjoins the house and is accessed from the sitting room. There are several flower beds and borders offering a variety of specimen plants. Driveway parking for several cars is available and there is also a most useful detached double garage in situ.


**Guildford 17 miles**  
**Farnham 8**  
**Haslemere Station 6 miles**  
**Grayshott 2 miles**  
**London Heathrow 38 miles**  
**Central London 45 miles**

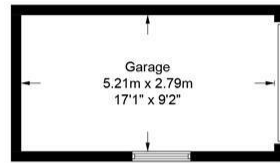
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



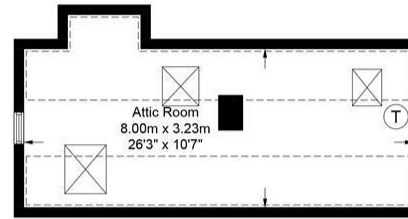
Approximate Gross Internal Area = 129.7 sq m / 1396 sq ft  
 Garage = 14.6 sq m / 157 sq ft  
 Total = 144.3 sq m / 1553 sq ft  
 (Excluding Attic Room)



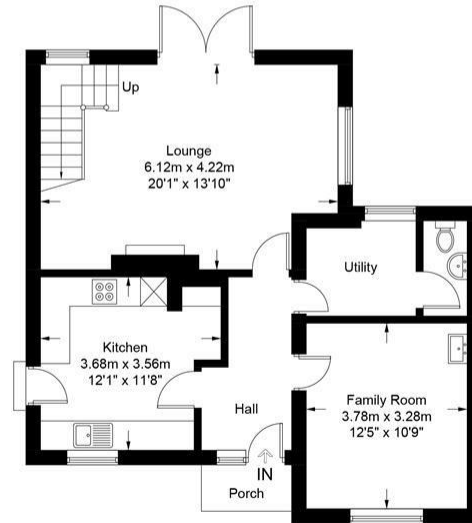
 = Reduced headroom below 1.5m / 5'0"



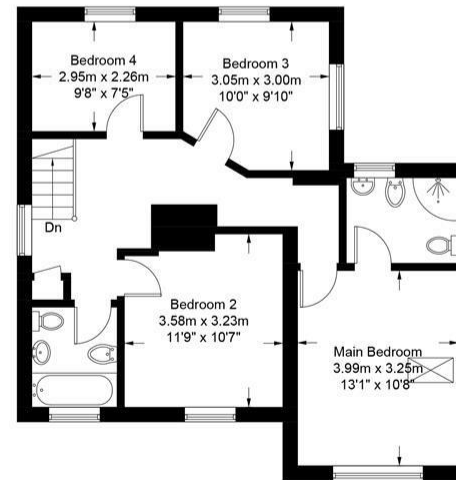
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 (ID1111851)

**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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