

Laxton Manor, Headley Down, Hampshire







A modern and **eco-friendly family home** built in 2012 set in over 4.5 acres of private grounds.

Summary of accommodation

Entrance hall | Drawing room | Kitchen/dining/family room | Dining room | Study | Utility | WC | Double garage

Principal bedroom with dressing room and en suite bathroom | Four further bedrooms | Three bathrooms (two en suite)

Bedroom and shower room accessed via separate staircase

In all about 4.5 acres

Distances

Farnham 7 miles (London Waterloo from 53 minutes), Haslemere 7.5 miles (London Waterloo from 49 minutes), London 53 miles

(All distances and times are approximate)



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Situation

Laxton Manor is situated on the Hampshire/Surrey border in a lovely rural position overlooking farmland. Its elevated position gives views over its own parkland to the surrounding countryside. It is situated to the south east of Farnham, an attractive market town, which provides a range of day to day shopping. The market town of Haslemere is also within easy reach.

The area has an excellent choice of schools, notably St Edmunds, Edgeborough, Frensham Heights, The Royal Senior and Junior Schools, St Ives at Haslemere, Highfield & Brookham at Liphook, Churcher's College and Bedales at Petersfield. Sporting facilities in the area include racing at Goodwood; polo at Cowdray Park and golf at numerous courses including two in Liphook, one at Blackmoor and another at Hindhead.











The property

Laxton Manor was built in 2012 by the renowned and award winning local developer Elsmore. This lovely family home has beautiful landscaped gardens and paddocks and is situated along a picturesque country lane in the parish of Headley.

Upon entering Laxton Manor one is struck by the spacious double height entrance hall with galleried landing. The spacious light-filled triple aspect open-plan kitchen/dining/family room is equipped with bi-fold doors to the terrace and manicured gardens beyond. There is a separate drawing room with triple aspect as well as a dining room and study on the ground floor. The utility leads through to the double garage and separate staircase.

Upstairs there is a luxurious principal bedroom suite with dressing room and wet room style en suite bathroom, with a stunning outlook over the gardens and paddocks.

There are four further bedrooms on this floor. Two of these have their own en suite bathrooms and the others share a family bathroom.

There is a further bedroom with en suite bathroom accessed via a separate staircase which is located between the utility room and the double garage.





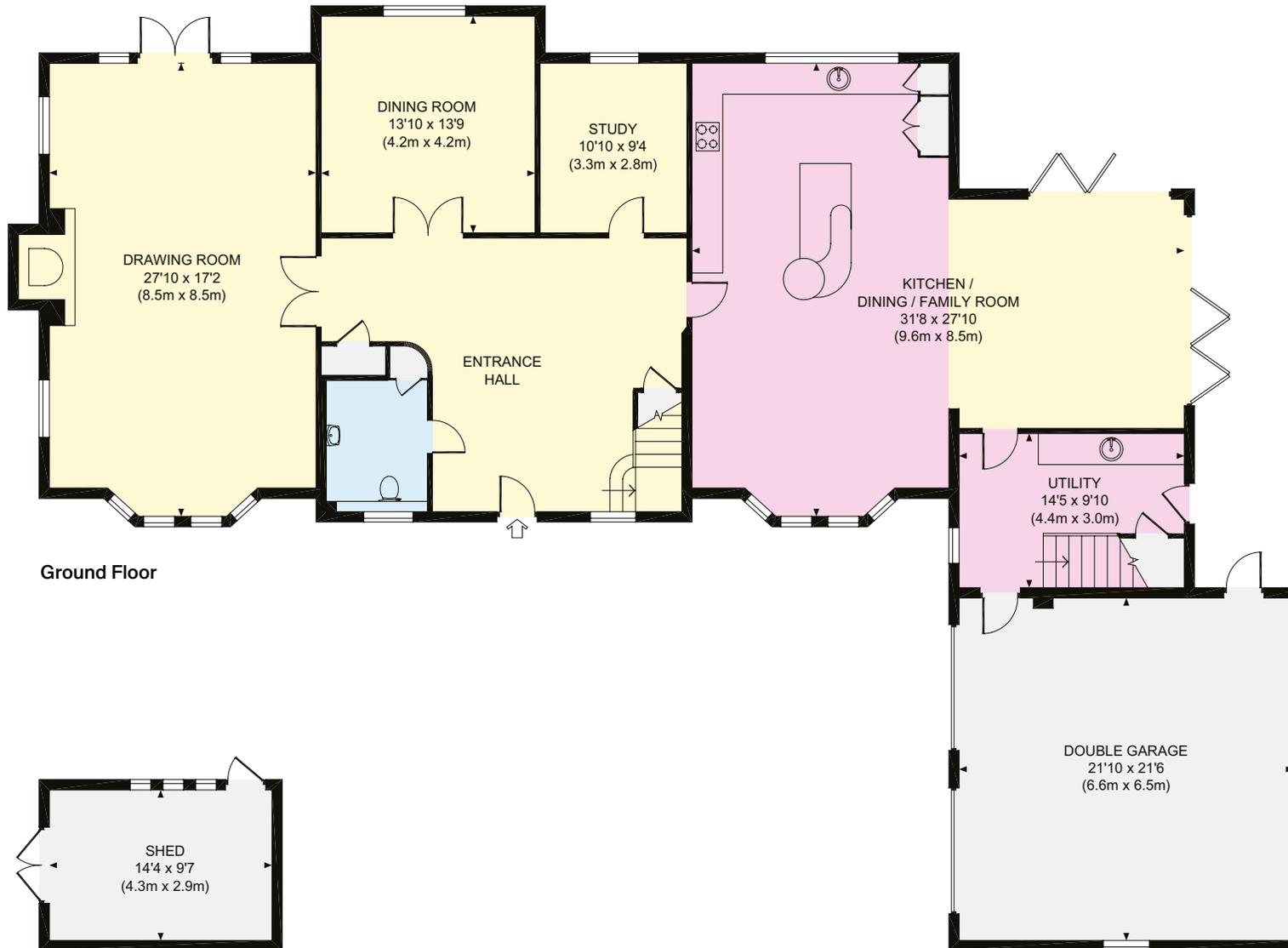
Approximate Gross Internal Floor Area

4,693 sq ft / 436.0 sq m

Outbuildings: 136 sq ft / 12.6 sq m

Total: 4,829 sq ft / 448.6 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor





Gardens and grounds

The house is approached by a driveway shared by one neighbour. There is an electric gate which then leads you up the private driveway to the house which offers ample parking and access to the garaging.

The gardens and grounds extend to around 4.5 acres. The formal gardens have post-and-rail fencing to separate them from the paddocks beyond.







Services

The owner informs us that the property benefits from mains water, electricity, private drainage and air source heat pump central heating as well as an air management system throughout.

Directions (Postcode GU35 8SY)

What3words – hikes.geologist.bungalows

Viewings

All viewings must be made strictly by appointment only through the vendor's agents Knight Frank.

Property information

Tenure: Freehold

Local Authority: East Hampshire District Council: 01730 266551

Council Tax: Band G

EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2023. Photographs and videos dated 2022.

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