



**Peter Leete
and Partners**
ESTATE + AGENTS

The Biel,
Furze Vale Road, Headley Down, Hampshire GU35 8EP

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Price: £750,000 Freehold - 1691 sq. ft.



LOCAL AUTHORITY:

East Hampshire District Council.

SERVICES:

Gas central heating, mains water, electric and Mains drainage.

EPC Rating: D

SPECIAL NOTES Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

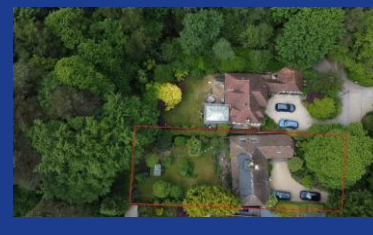
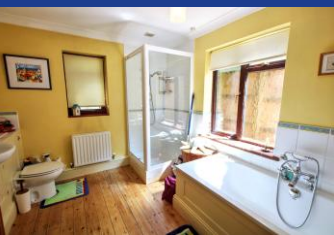
SITUATION: The property stands in a peaceful and enviable position, in one of the most attractive and unmade roads on Headley Down, which in turn offers immediate access to the Openland woods – more than 10 acres of light woodland held by a charitable organisation for the benefit of the local community, this in turn leads onto miles of National Trust land at Ludshott Common (from the higher parts of which you can enjoy panoramic views over East Hampshire to the South Downs). The area has been designated a Site of Special Scientific Interest (SSSI) for its wildlife, and a Special Protection Area (SPA) for its birds. The immediate locality also enjoys specific protection by the planning authority which restricts plot sizes to no less than 1/6th acre, thereby preserving the density of development within the "Special Housing Area". Headley Down has a convenience store plus Budgens store within a petrol station. The adjacent village of Grayshott affords more comprehensive shopping with nationally known supermarkets a range of independent retailers, café's restaurants and a public house. The A3 London to Portsmouth road is about 3 miles distant just beyond Grayshott. Haslemere (6 miles) offers a train service to Waterloo in approximately 50 minutes by way of South West Trains. Numerous beauty spots are within easy reach to include Waggoners Wells, The Devil's Punch Bowl, and the miles of National Trust land at the adjacent Ludshott Common being only a short walk away, there is sailing at Frensham Ponds and Golf is available at Liphook, Blackmoor and Hindhead The main airports of Gatwick and Heathrow are 50 miles and 42 miles respectively with access to the M25 at junction 10 (25 miles). The A3 is 3 miles away affording dual carriageway road links to both London and South Coast. This in turn provides access to the M25 at Wisley (25 miles) and both the main airports of Heathrow (40 miles) and Gatwick (52 miles). State and private schools are well catered for with Oakmoor in Bordon and Bohunt at Liphook. Once rated 'Overall school of the year' by the Times.

DESCRIPTION: The property forms a spacious family home with private, sunny and mature gardens backing onto light woodland with pedestrian gate.

Entrance door opening into wide reception hall. Doors to: Well-proportioned living room with views to the rear garden. Study/bedroom 3 again with rear aspect and door to the gardens. Adjacent ground floor bathroom. Kitchen/breakfast/family room. Being a well proportioned area with vaulted ceiling to the family/breakfast are with velux windows affording additional naturel light into the room. Doors opening directly to the rear gardens. Additional door to Dining Room with front aspect and door to integral garage. From the hallway a staircase gives rise to the first floor landing with two double bedrooms both with rear aspect views to the gardens and a second shower room.

Exterior: The property is approached via a wooden gate opening onto a shingle driveway which leads to the single garage and flanks the front garden full a wide range of shrubs and flowers. Access to the rear garden is available from aside gate and the rear measures approx. 70 feet in depth with a width of approx. 50 feet. The rear garden being a feature of the property.





The Biel Headley Down



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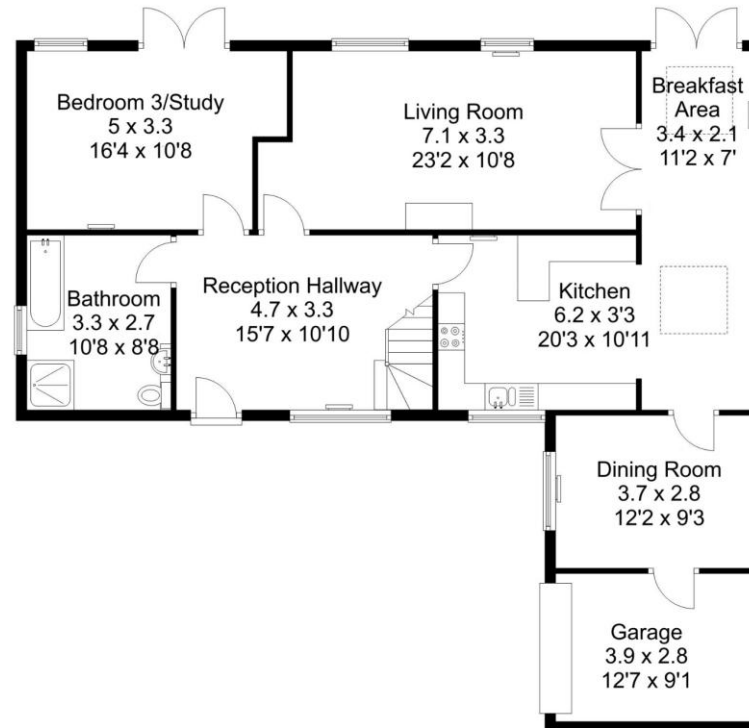
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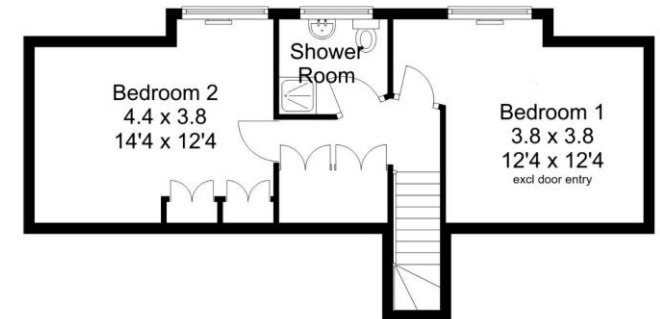
Ground Floor

Approx. 114.1 sq. metres (1228.6 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 157.1 sq. metres (1691.5 sq. feet)

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