



**Peter Leete  
and Partners**

ESTATE + AGENTS

**Woodpeckers,  
87 Seymours Road,  
Headley Down, Hampshire GU35 8JU**

IN NEED OF MODERNISATION AND REFURBISHMENT

# Woodpeckers, 87 Seymour Road, Headley Down, Hampshire GU35 8JUZ

Price: £850,000 Freehold

Note an overage provision will be included in the sale transfer due to historical planning permission to the grounds.



EPC Rating: E

Council Tax: G

## LOCAL AUTHORITY:

East Hampshire District Council.

## SERVICES:

All main services:

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**DESCRIPTION:** Directly opposite Ludshott Common. A detached bungalow in grounds of approximately 0.6 acre. Requiring modernisation the property boasts a floor area of 1915 sq ft plus detached GARAGE. Woodpeckers is currently accessed via a shared driveway from Seymour Road running parallel with the common and serving two other properties.

The floor area includes 4 bedrooms, 2 with en-suites plus family bathroom, living room, dining room, kitchen and utility room. The property now requires modernisation throughout. The gardens and grounds are a feature of the property totalling 0.6 acre, approximately 60m x 41m. There are two pedestrian gates opening directly onto the common itself.

Woodpeckers also has a private footpath through to the adjacent Furze Hill Road alongside the entrance to Deerleap. A second vehicular access to the property can also be provided along this driveway.

## SITUATION:

Headley Down has a convenience store plus 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, (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". 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 the former well served by Oakmoor in Bordon and Bohunt at Liphook, rated 'Outstanding' by Ofsted.





# Woodpeckers Headley Down



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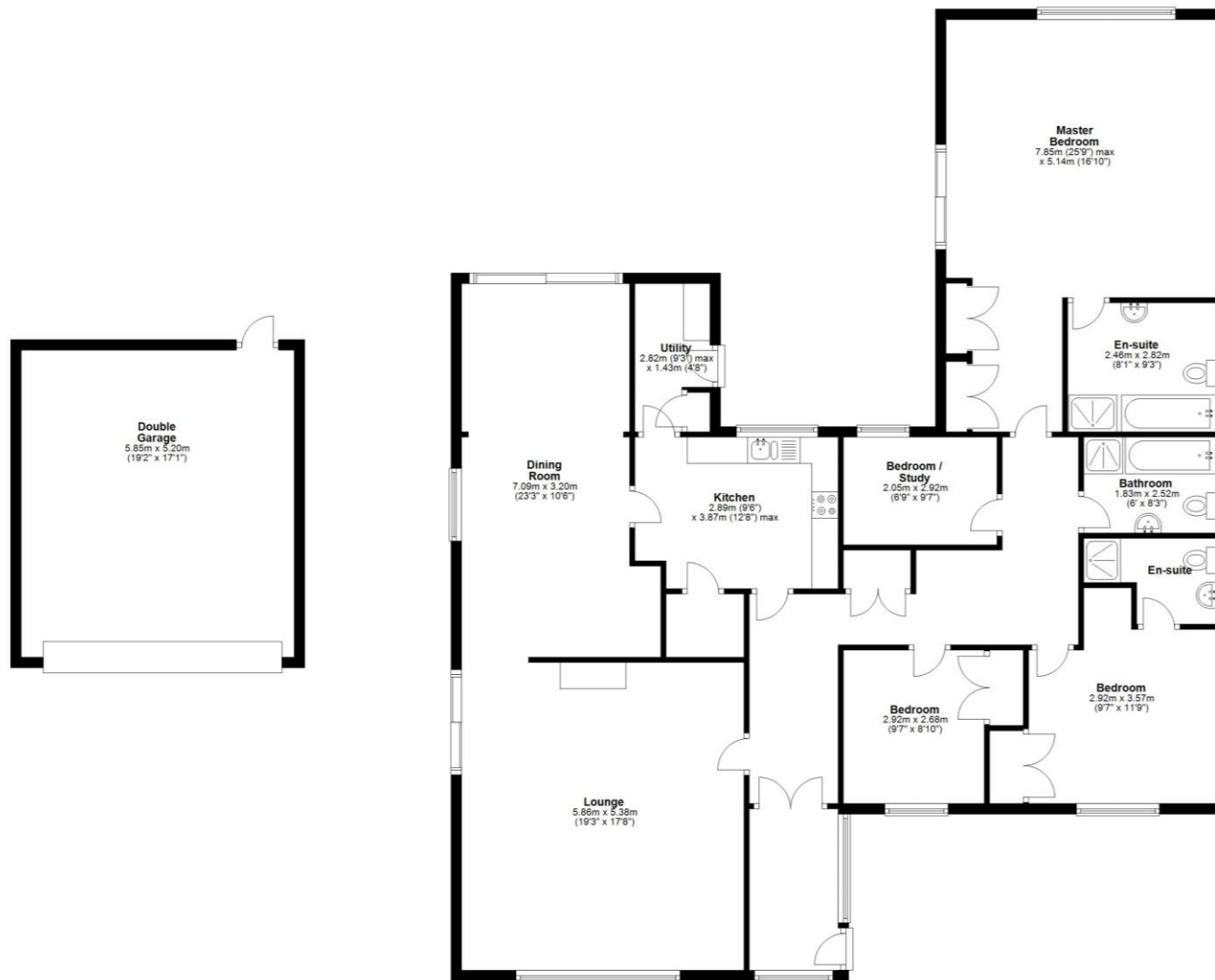
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P796

## Ground Floor

Approx. 208.2 sq. metres (2240.7 sq. feet)



Total area: approx. 208.2 sq. metres (2240.7 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC.  
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