

# Rowan

Linden Road, Headley Down, Hampshire GU35 8EN

Peter **Leete**  
and Partners

ESTATE + AGENTS



**A detached bungalow in need of modernisation in a well regarded location on Headley Down**

**PRICE: Offers in excess of £425,000 FREEHOLD**



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Approximate Gross Internal Area  
 109.7 sq m / 1181 sq ft  
 Outbuildings = 21.4 sq m / 230 sq ft  
 (Including Garage)  
 Total = 131.1 sq m / 1411 sq ft

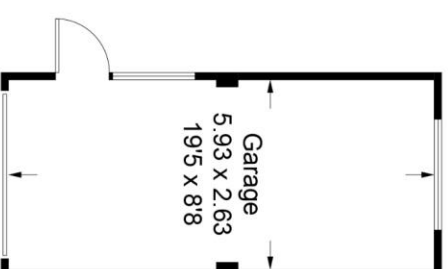
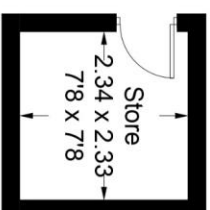
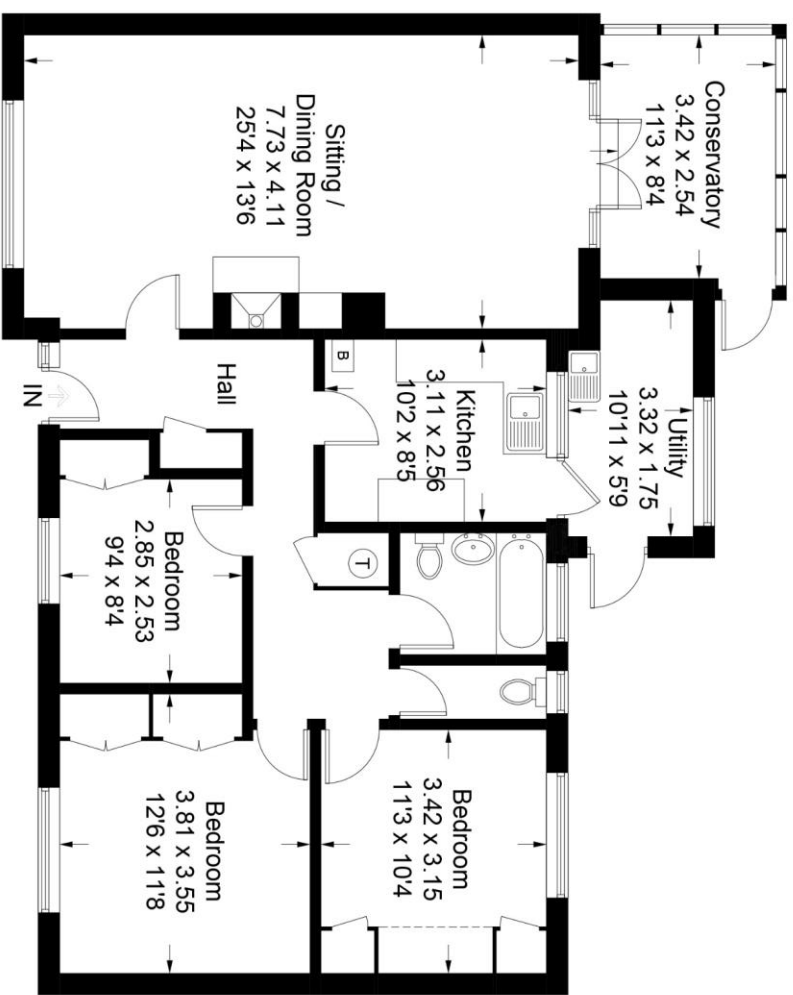


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (ID 452214)



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## SITUATION

in a sought after location of Linden Road being an adopted road in a quiet semi rural location only a few minutes walk of Ludshott Common (National Trust) affording many acres of protected heathland. Headley Down affords a late night convenience store and café. The amenities in the village of Headley situated close by include the Holly Bush and The Crown public houses, 13<sup>th</sup> Century Church, Farm Shop, delicatessen, doctors' surgery, pharmacy, primary school and playing fields with its own club house providing sport facilities well above those of most local villages. There are more comprehensive shopping facilities to be found in nearby Grayshott. The area is very fortunate to have several excellent schools within a short distance both state and private. Bohunt in Liphook being well regarded and rated as "outstanding" by Ofsted. Other than Ludshott Common, which offers panoramic views across to the South Downs from its higher peak there are other numerous beauty spots to include Waggoners Wells, The Devil's Punchbowl and Frensham Ponds all within a short drive. Golf is available at Liphook, Hindhead and Blackmoor. The A3 London to Portsmouth road is about 3.5 miles distant just beyond the nearby village of Grayshott. Haslemere (6 miles) offers a train service to Waterloo in approximately 50 minutes by way of South West Trains. The Hindhead Tunnel now provides excellent access by road to London and the main airports of Gatwick and Heathrow are 50 miles and 42 miles respectively with access to the M25 at junction 10 (25 miles).

## DESCRIPTION

A detached bungalow on the market for the first time in approximately 45 years and although in need of some modernisation the bungalow has the benefit of a refurbished roof and modern sealed unit double glazing. The main living room is generous in size with a depth of 25 feet and the property affords scope for further extension, subject to the necessary permissions, if required. Gas fired central heating, mains electric, water and drainage. The site is sloping and there is a detached garage with lower basement style store.

**LOCAL AUTHORITY:** East Hampshire District Council.

**EPC Rating:** E

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