

**Peter Leete
and Partners**

ESTATE + AGENTS



2 CHURCHGATE HOUSE

High Street, Headley GU35 8PW

GROUND FLOOR APARTMENT

2 Churchgate House, High Street, Headley, Hampshire.

Price Guide: £525,000 with Share of Freehold / Leasehold



- CENTRAL POSITION
- NO ONWARD CHAIN
- INTERNAL INSPECTION ADVISED
- EPC Rating – D

- AML - Anti Money Laundering – Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. We use a company Coadjute to facilitate these checks. A non returnable fee will be charged for each individual AML check conducted.

SITUATION

Headley offers the quintessential village setting benefitting from the adjacent 13th Century Church, the Holly Bush public house, award winning The Crown public house, convenience shop, delicatessen, doctors' surgery, pharmacy, primary school and playing fields with recently modernised pavilion providing a wide range of sports facilities including Pétanque, bowling, tennis and football. There are more comprehensive shopping facilities to be found in nearby Grayshott. The area is very fortunate to have several excellent private and state schools within a short distance and close by are miles of National Trust land at Ludshott Common. Other nearby beauty spots are within easy reach and include Waggoners Wells, The Devil's Punchbowl and Frensham Ponds. Golf is available at Liphook, 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. 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

Stunning ground floor apartment situated in the centre of this picturesque village. The property was part of a conversion from the village post office and stores, skillfully executed in a sympathetic style reflecting and retaining the property's period origins, providing well proportioned rooms, mainly with feature high ceilings.

ACCOMMODATION

The front door opens into a reception hall with double glazed doors to the sitting room and dining room. Both these rooms have a front aspect with a light and airy feel. The dining room opens into the recently re-equipped high end kitchen with quartz worktops and beautifully finished units with central island. A door from the hall opens into the cloakroom. The master bedroom has an en suite bathroom and bedroom 2 has an en suite shower room. The sitting room could be used as a 3rd bedroom. Stairs from the hall lead to the lower ground floor which comprises a large cellar with potential for games room wine cellar or spacious storage rooms.

EXTERNAL Outside there is a shared passageway serving external store/bin enclosure.

LOCAL AUTHORITY: East Hampshire District Council.

SERVICES: All main services. Gas fired central heating

SHARE OF FREEHOLD \ LEASE Remainder of 999 year lease from 1/1/2004. Incoming purchaser becomes Director of the Freehold Company.





2 Churchgate House

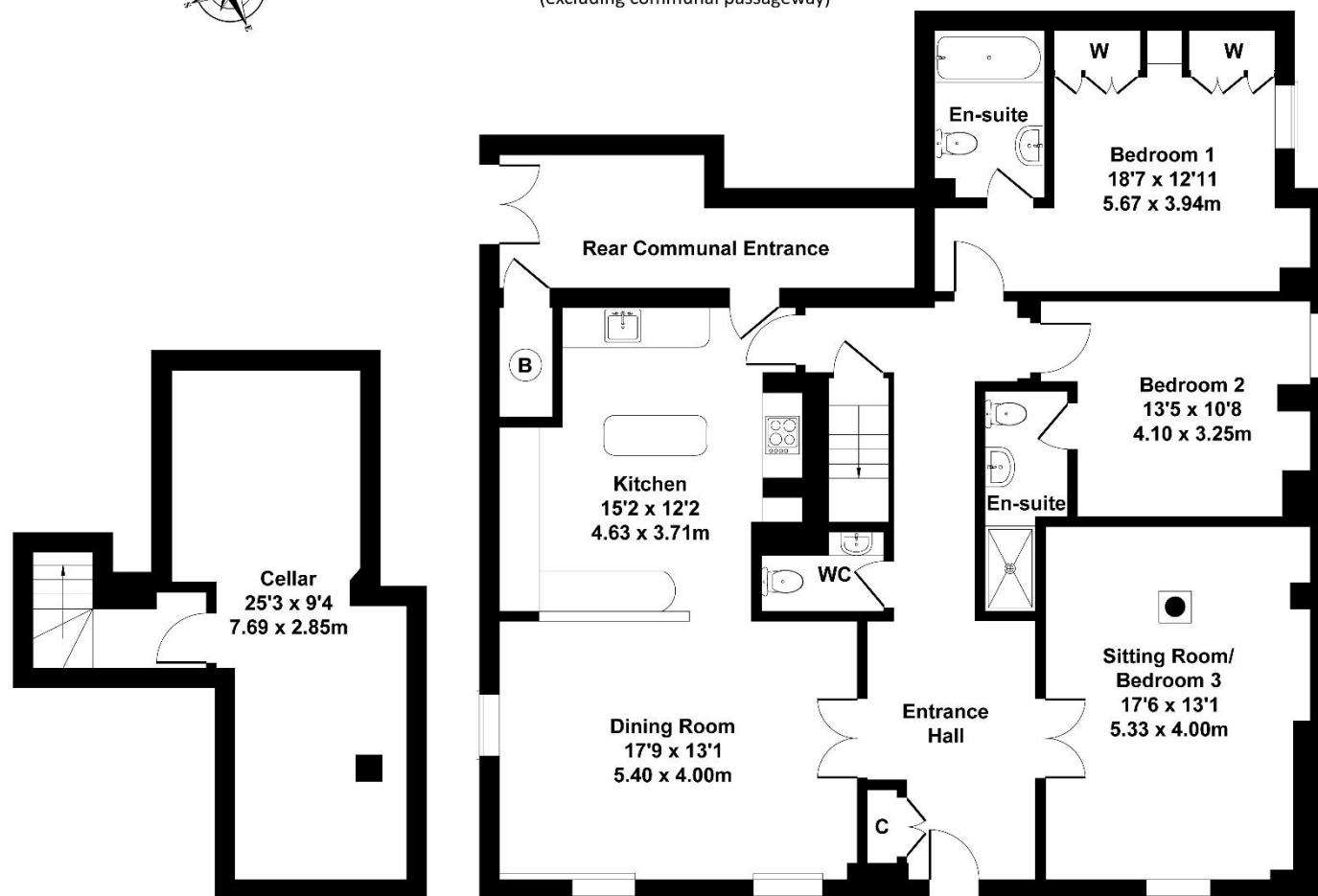
Headley



2 Churchgate House

Approximate Gross Internal Area

1625 sq ft - 151 sq m
(excluding communal passageway)



LOWER GROUND FLOOR

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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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.

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