



4 The Boreen, Headley Down, Near Grayshott, Hampshire. GU35 8JY.
Guide Price £750,000

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Description

This spacious family home set on a fine plot of 0.12 acres, is in a cul de sac location in the well regarded Headley Down area, to the West of Grayshott and the A3.

Star Points - * Spacious, 2,134 sqft detached family home * 4 Double bedrooms with great outlooks * 2 Great sized bath/shower rooms * Magnificent 28'7 x 17'1 living room * 2 Further receptions * Impressive conservatory overlooking the garden * Kitchen/breakfast room with central island overlooking rear garden and water softener unit * Utility and cloakroom/w.c. * Well stocked private, sunny garden * Driveway for several cars and single garage

The property is approached via a large shingle driveway that leads to a single attached garage. Once inside the property, the hallway provides individual access into the 3 spacious reception rooms, the kitchen/dining room as well as the downstairs w/c. The reception rooms comprise of a large, splendid dual aspect living room with feature fireplace (gas fire disconnected), dining room, study and impressive brick built upvc double glazed conservatory at the rear of the house, looking out to the well stocked, sunny garden. The kitchen/breakfast room with central island is also at the rear of the property and there is a useful utility room with door out to the side pathway.



Upstairs there is a family bathroom and 4 double bedrooms, with the master having an en-suite. One of the main features of the property aside from its size, style and location are the superb, well stocked gardens.

Headley Down is an attractive rural residential area, within easy reach of many acres of National Trust common, ideal for walking on Ludshott Common and the newly formed Headley Down Nature Reserve. A new Budgens store and Texaco fuel station opened in Spring 2019. A newsagent, pub and small delicatessen can be found in Headley village. A wider range of services and shops can be found in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. Access to the A3 with motorway its connections to London, the South Coast and both London Airports. Haslemere station is approximately 6 miles away. An internal inspection is highly recommended to fully appreciate what this property has to offer.

Material Information - Good mobile signal likely with all providers, superfast broadband available. Gas fired central heating via radiators. Mains water, drainage and electric. Built circa 1980, shared driveway serves 3 properties.

Directions

SAT NAV - GU35 8JY

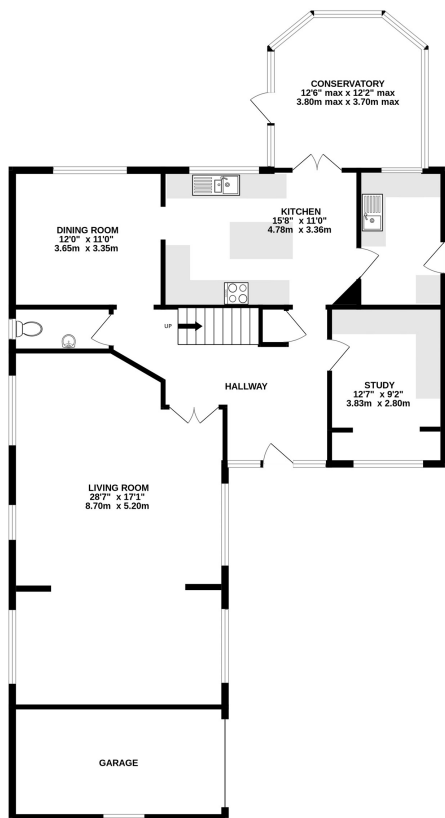
Local Authority

Hampshire

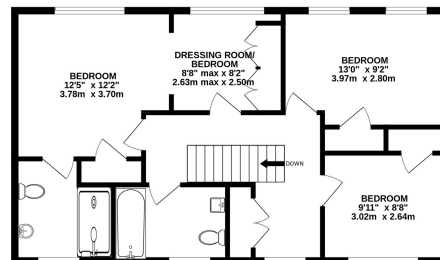
Band F



GROUND FLOOR
1439 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 2134 sq.ft. (198.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		69	78
		EU Directive 2002/91/EC	

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Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

