



ESTATE AGENTS



Headley, Hampshire

The property offers remarkably versatile living spaces with excellent presentation levels, complemented by a stunning garden. Situated in an established and highly sought-after residential road near Headley village center, Headley itself is charming, featuring a historic center with a church, pub, and village green. Additional amenities can be found in the nearby village of Grayshott, offering a diverse range of local shops, two supermarkets, restaurants, and a village pub for more extensive needs.

Providing three bedrooms, the first floor accommodates two doubles along with a bathroom. On the ground floor, you'll find an additional bedroom, study, utility room, spacious sitting room, dining/family room, shower room, and a garage with an inspection pit. The well-proportioned garden ensures a good level of privacy, while ample driveway parking is available at the front.

Freehold

- Three Bedroom Detached
- Chalet Style
- Spacious Sitting Room
- Dining Room
- Utility Room
- Study
- Ground Floor Shower
- First Floor Bathroom
- Garage With Inspection Pit
- Well-Proportioned Garden



Floorplan

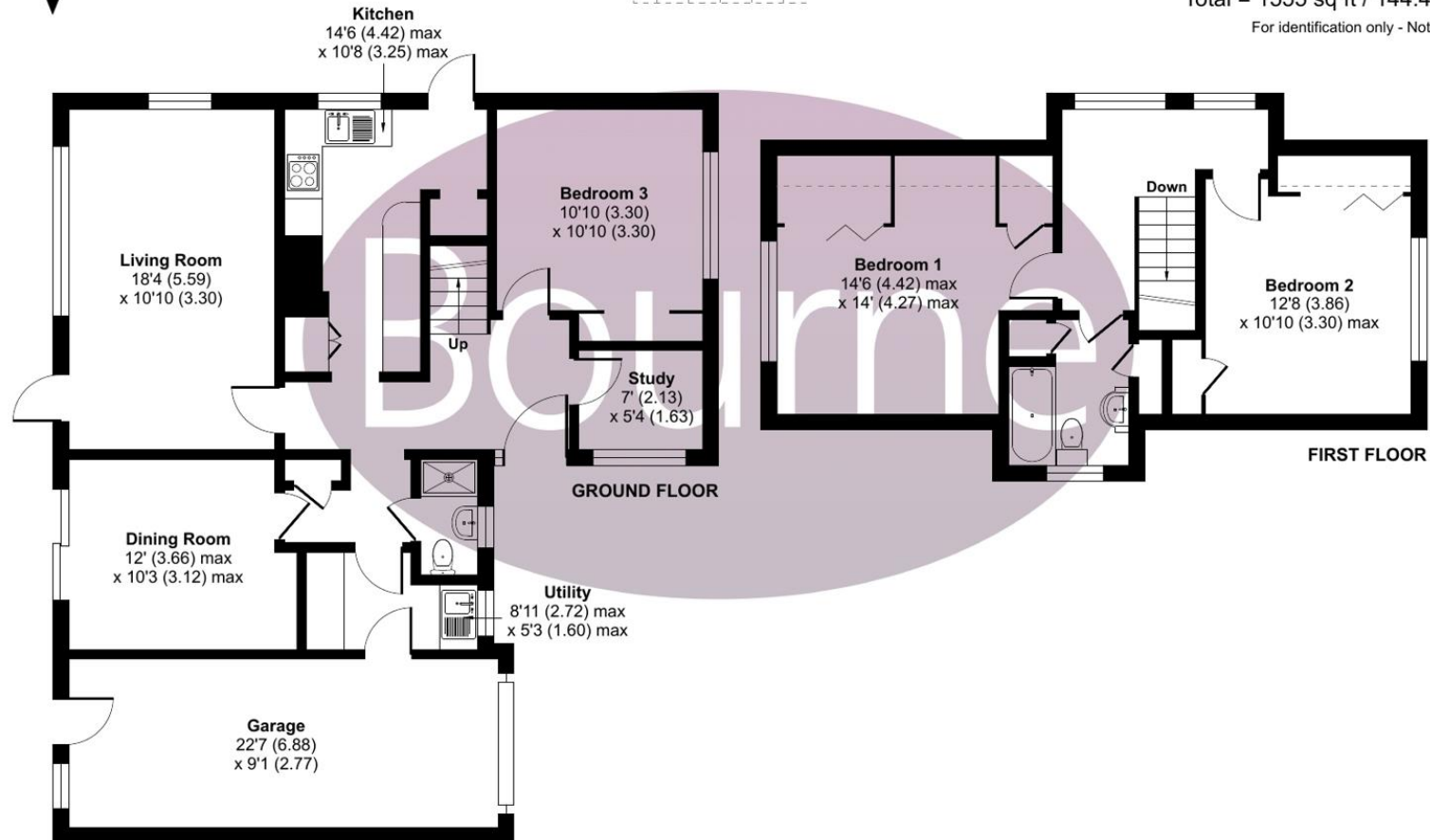


Denotes restricted head height

The Paddock, Headley, GU35

Approximate Area = 1313 sq ft / 122 sq m
Limited Use Area(s) = 37 sq ft / 3.4 sq m
Garage = 205 sq ft / 19 sq m
Total = 1555 sq ft / 144.4 sq m

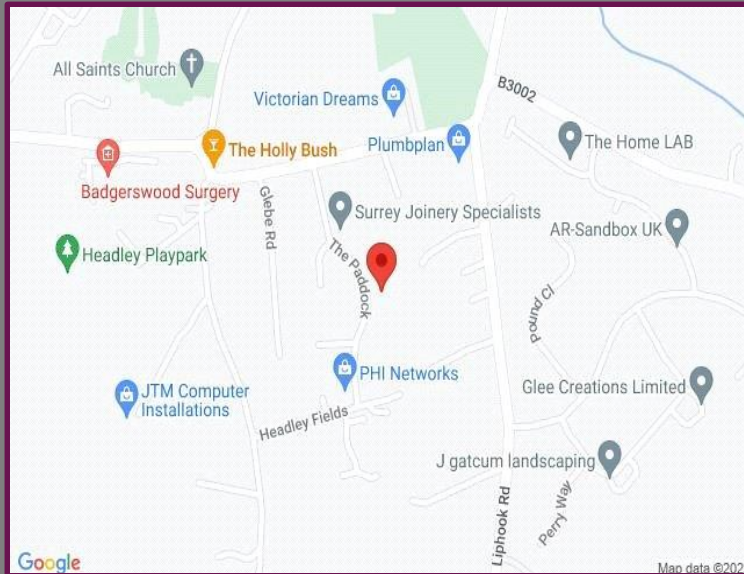
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1041815

Location

Headley Village is an historic village dating back many centuries with its own Church, community centre, school, village pub and a few shops along with the doctor's surgery, sports ground with football, cricket tennis & bowls. The property is near Headley Down which also offer another village shop and then there is Grayshott Village which offers much more shopping facilities, banks, supermarkets etc, both about 2-4 miles away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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