





# Headley, Hampshire

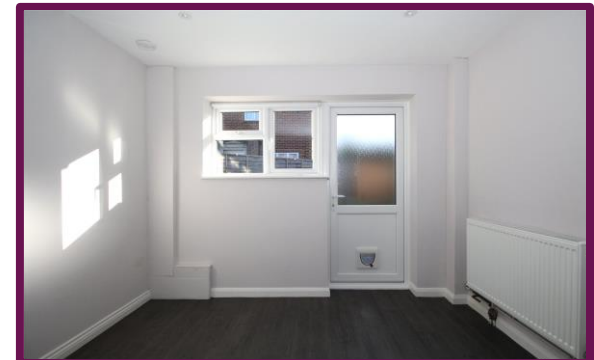
This home has a roomy entrance with a sizable storage cupboard that could easily become a downstairs toilet. The 17-foot living room connects seamlessly to an 11-foot conservatory, offering a view of the rear garden with a side door for easy access. The recently modernised kitchen/breakfast room includes built-in appliances and has an additional entry point to the rear garden.

Upstairs, you'll find two double bedrooms and a modernised bathroom with a bath, shower, WC, sink, and a Velux window for natural light.

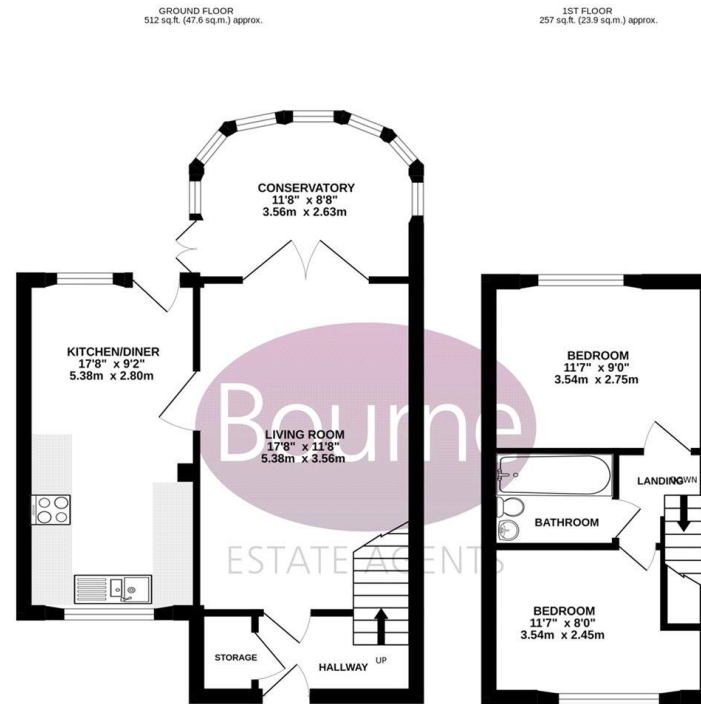
The rear garden features a mix of lawn and a small patio, with convenient side access. The front includes a driveway with space for two vehicles.

Freehold

- Two Double Bedrooms
- Double Glazing
- Conservatory
- Refitted Kitchen/Breakfast Room
- Refitted Bathroom
- Driveway Parking
- Large Living Room
- Rear Garden



# Floorplan



FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA: 769 sq ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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# Location

Headley village center offers a selection of essential amenities, including a church, a doctor's surgery with a retail chemist, a newsagent, a hairdresser, and a small delicatessen. The village is also home to the Holly Bush, a local pub providing a gathering place for the community. For broader shopping options and access to mainline stations, Farnham and Haslemere are approximately 7 and 9 miles away, respectively.

Conveniently, the A3 with motorway-style connections to London, the South Coast, and both London airports is just a few miles away. The surrounding area boasts extensive National Trust lands, providing an idyllic setting for walking and riding enthusiasts. Numerous footpaths and connecting bridleways are in close proximity, offering opportunities to explore the scenic countryside.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



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