



ESTATE AGENTS



Headley, Hampshire

Offers in excess of £400,000

Headley, Hampshire

Introducing this charming three-bedroom property complete with a garage and driveway. The kitchen-dining room is equipped with built-in appliances, including a dishwasher, double oven, and gas hob, offering delightful views of the rear garden. Adjacent is a utility room with access to a convenient downstairs shower room and a door leading to the sizable 16'11 garage. Completing the ground floor is a welcoming sitting room to the front.

Upstairs, three bedrooms and a family bathroom provide ample accommodation. The landscaped rear garden features a pond, BBQ brick area, shed, and a peaceful, private atmosphere, perfect for relaxation. The front garden is well-maintained with shrubs, a blocked paved driveway for multiple vehicles, and convenient access to the garage via an up-and-over door, alongside an additional side door.

Nestled in the vicinity is a pavilion offering access to various playing fields, catering to cricket, football, bowls, and tennis enthusiasts alike. Additionally, nearby amenities include a charming local village pub, perfect for socializing, and a garden nursery, providing convenient access to greenery and gardening supplies.

Freehold

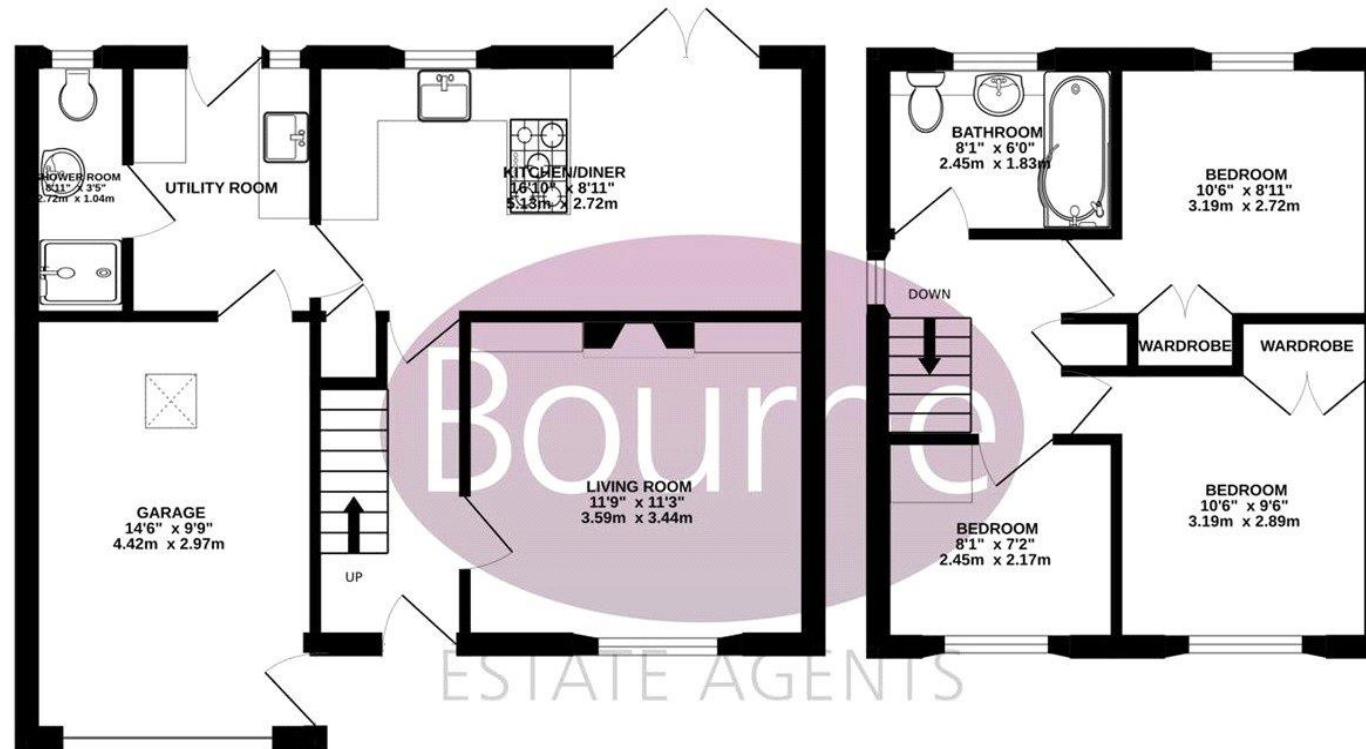
- Three Bedroom Home
- Utility Room
- Downstairs Shower Room
- Kitchen/Dining Room
- Bathroom
- Well Established Garden
- Driveway Parking With Garage
- Living Room
- Rear Garden



Floorplan

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 1144sq.ft. (106.3 sq.m.) approx.

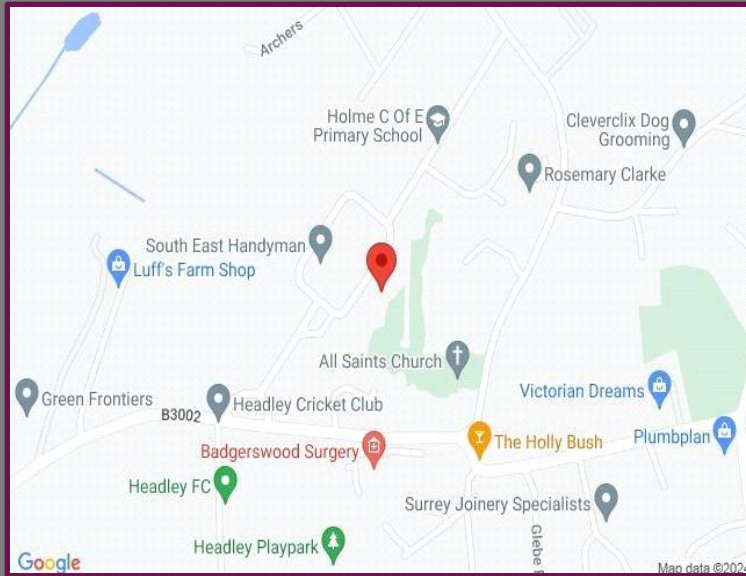
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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...

ALTON: 72a High Street, Alton, Hampshire, GU34 1ET

Tel: 01420 541454 | Email: alton@bourneestateagents.com

Web: www.Bourneestateagents.com