



GRAYSHOTT ROAD, HEADLEY DOWN, HAMPSHIRE, GU35

£900,000 *Freehold*



KEY FEATURES

- Beautifully remodelled and extended home
- Exceptional 40ft open plan kitchen, dining and living space
- Four bedrooms and versatile family accommodation
- Stunning garden room providing seamless indoor-outdoor living
- Private, mature gardens with multiple entertaining areas
- Approx. 2,864 sq ft including garage and outbuilding
- Close to renowned countryside and excellent commuter links
- Gym, garage, carport and detached garden outbuilding



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01252 733042 | farnham@winkworth.co.uk

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ACCOMMODATION

This is an impressive and thoughtfully extended home, offering balanced accommodation designed around modern family living. Contemporary finishes, generous proportions and an abundance of natural light combine to create a home that is both elegant and practical.

At the heart of the property lies a remarkable open plan kitchen, dining and living space extending to over 40 ft in length. Designed as the principal living and entertaining area, this exceptional room seamlessly brings together cooking, dining and relaxation, creating a sociable environment equally suited to everyday family life and larger gatherings. The kitchen is beautifully appointed with extensive cabinetry, quality work surfaces and integrated appliances, while the adjoining living areas enjoy uninterrupted views across the gardens.

A striking glazed garden room extends from the principal living space and provides a natural transition between the house and garden. Sliding doors open directly onto the terrace, creating an effortless indoor-outdoor connection and allowing the gardens to become a true extension of the home during the warmer months.

Further accommodation on the ground floor includes a welcoming living room, ideal as a more intimate retreat. A double bedroom with en suite shower room, a further good sized bedroom and a separate bathroom, providing excellent flexibility for guests, multi-generational living or home working. A separate utility room and dedicated gym further enhance the practicality of the layout.

Upstairs, there are two further bedrooms including the principal bedroom suite which enjoys generous proportions and pleasant views across the gardens, complemented by a well-appointed en suite shower room.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F
EPC rating: C
Is the property listed: Property is not listed

Outside

A particular feature of Eastgate is its impressive rear garden, which provides a wonderful sense of privacy and seclusion. Mature hedging, established planting and a beautiful woodland backdrop combine to create a peaceful setting that feels far removed from everyday life.

Immediately adjoining the house is a substantial paved terrace, perfectly positioned for outdoor dining and entertaining. Beyond, the garden extends to a generous level lawn bordered by mature shrubs, specimen planting and well-stocked beds, creating colour and interest throughout the seasons. A separate covered pergola seating area provides an additional space for entertaining and relaxation, while a detached garden outbuilding offers useful storage and versatility. The gardens have been thoughtfully landscaped to complement the house and provide a variety of spaces to enjoy throughout the day.

To the front, a generous driveway provides ample parking and access to the garage and carport, creating a strong sense of arrival befitting a property of this quality.

LOCATION

This home occupies a highly convenient position within Headley Down, surrounded by some of the area's most celebrated countryside. Ludshott Common, Waggoners Wells, Frensham Great and Little Pond and The Devil's Punch Bowl are all within easy reach, offering miles of walking, cycling and riding through beautiful heathland and woodland landscapes.

The nearby villages of Headley and Grayshott provide a range of everyday amenities, independent shops, cafés and public houses, while the Georgian market town of Farnham offers a more extensive selection of boutiques, restaurants, leisure facilities and cultural attractions.

The area is particularly well served by a number of highly regarded schools, including Amesbury, Highfield & Brookham, Edgeborough, St Edmund's School, Bohunt School and Churcher's College, making it especially appealing for families.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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Approximate Area = 2248 sq ft / 208.8 sq m (excludes carport)

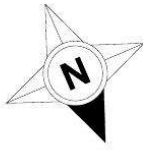
Limited Use Area(s) = 159 sq ft / 14.7 sq m

Garage = 267 sq ft / 24.8 sq m

Outbuilding = 190 sq ft / 17.6 sq m

Total = 2864 sq ft / 265.9 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Winkworth. REF: 1501616

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