

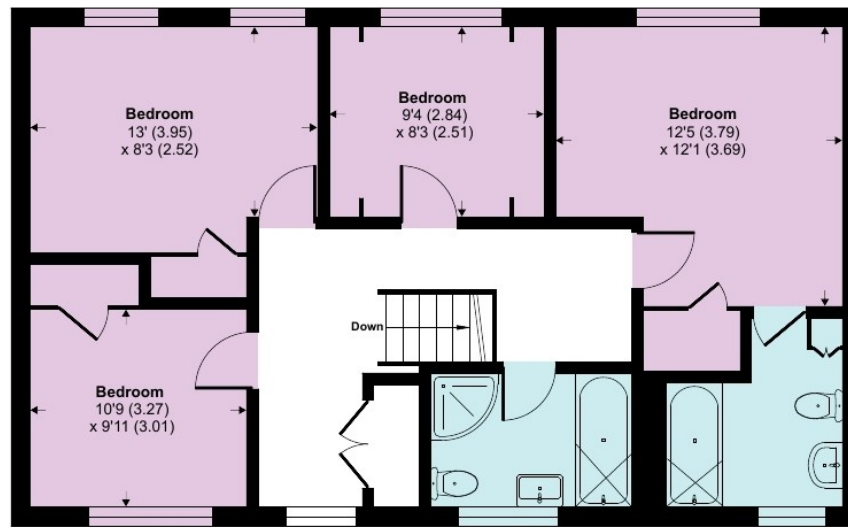
The Boreen, Headley Down, Bordon, GU35

Approximate Area = 1745 sq ft / 162.1 sq m

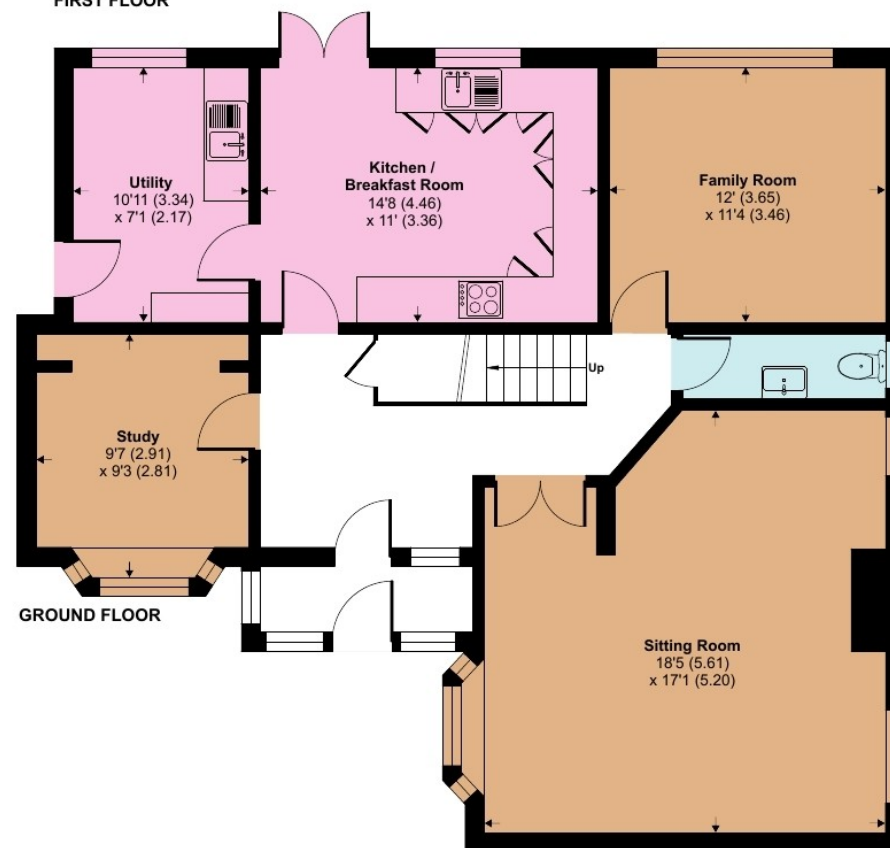
Garage = 258 sq ft / 23.9 sq m

Total = 2003 sq ft / 186 sq m

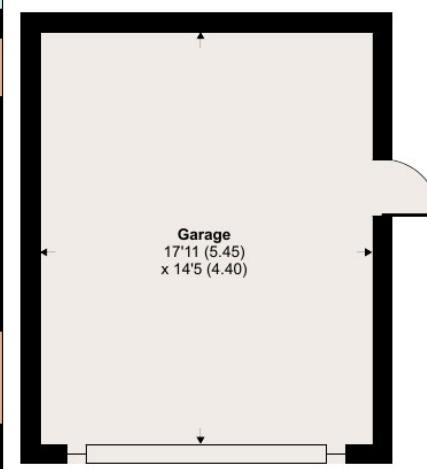
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



THE BOREEN, HEADLEY DOWN, HAMPSHIRE, GU35

Guide Price £780,000

A detached family home situated in a good sized plot in a cul-de-sac in the popular village of Headley Down.

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ACCOMMODATION

- Kitchen breakfast room with adjoining utility room
- Two reception rooms
- Study
- Principal bedroom with en suite
- Three further double bedrooms
- Large driveway and double garage
- Private garden
- No onward chain

DESCRIPTION

Situated in the corner of the cul-de-sac with a good sized private garden, this is a spacious and well maintained modern family home.



area and a working garden area comprising raised vegetable and fruit beds, a hidden greenhouse with composting area. The garden is enclosed by timber panel fencing and mature shrubs and trees.

LOCATION

The property is situated in the village of Headley Down, close to National Trust land at Ludshott Common. There are good amenities close by in Grayshott, Headley and Arford including shops, pubs and churches. A more extensive range of shops, schools and cultural amenities can be found in the towns of Haslemere, Alton, Farnham and Petersfield. There are train services from all of these towns to London Waterloo taking approximately an hour. The A3 is within three miles, providing access to Guildford and London in the north and Portsmouth and The Coast to the south.

Ludshott Common, The Devil's Punchbowl, Arford Common, Alice Holt Forest and Frensham Common are all located in close proximity, enabling a range of outdoor pursuits including riding, walking and sailing.

There is a wide range of private schools in the region, most notably St Edmunds, Amesbury, The Royal in Grayshott/ Hindhead and Charterhouse School and Priorsfield in Godalming, with government funded primary schools in Headley and Grayshott with secondary schools Woolmer Hill in Haslemere and Bohunt in Liphook.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield | Council Tax Band F

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

On the ground floor the principal rooms are all accessed from the reception hall; the sitting room has a double aspect overlooking the front and rear garden and the benefit of an open Jetmaster fire. The dining room enjoys an outlook over the rear garden whilst the study enjoys an outlook to the front. There is a fully fitted kitchen/breakfast room with French doors to rear, adjoining utility room with door to side and downstairs cloakroom.

The first floor landing provides access to the bedrooms and to the loft. There is a principal bedroom with en suite shower room, a further three double bedrooms, family bathroom with separate shower and airing cupboard.

Outside

Approached over a gravelled driveway leading to the double garage with an up and over door, power and light, door to side. The rear garden is a good size, extending to both sides of the house and has been thoughtfully laid out. Mainly laid to lawn, there is a large patio



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