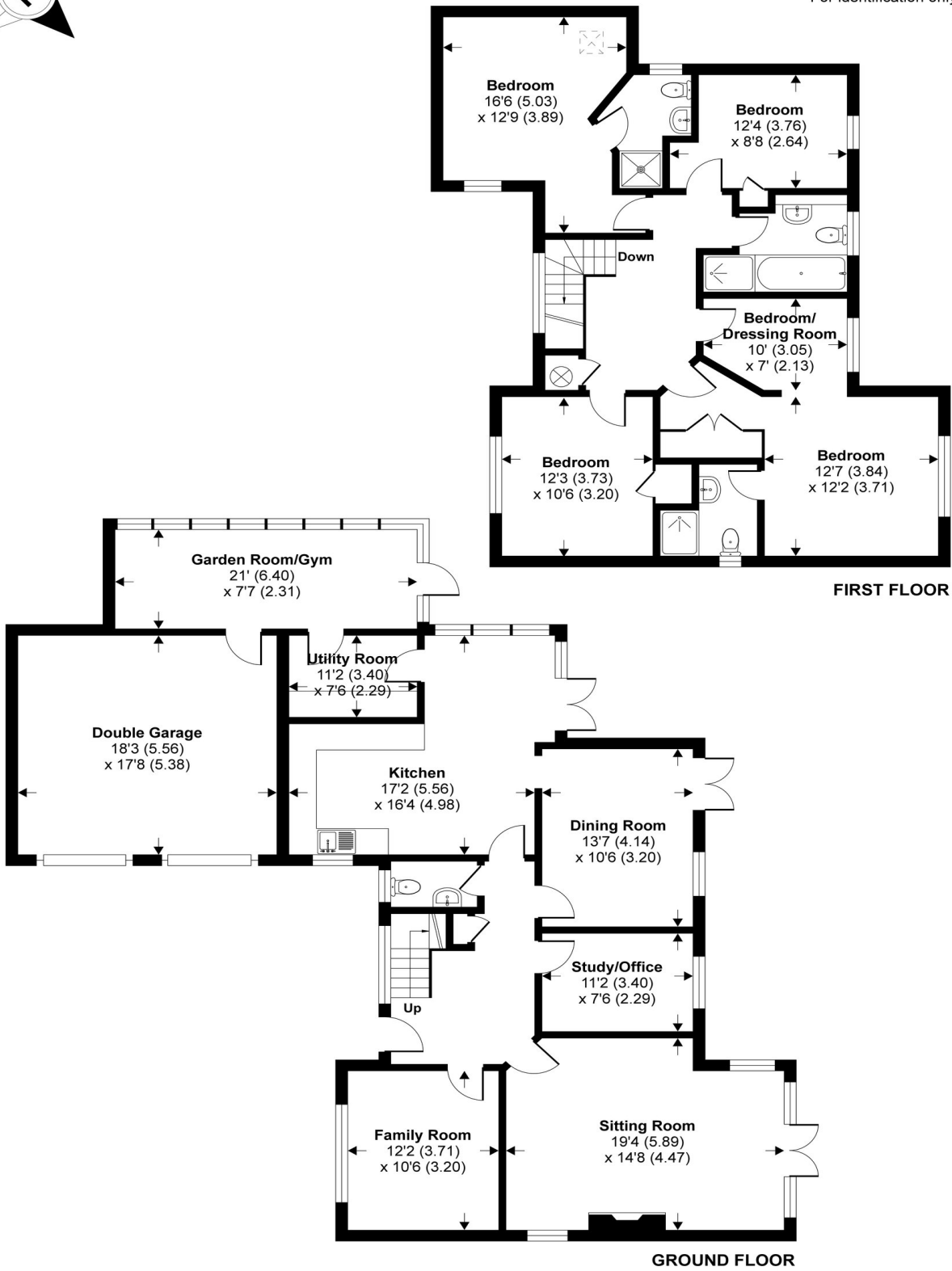



Furze Vale Road, Headley Down, Bordon, GU35

Approximate Area = 2568 sq ft / 239 sq m (includes garage)  
For identification only - Not to scale



 **Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 742088



Furze Vale Road, Headley Down, GU35

Guide Price £995,000

Located in an attractive and semi-rural position is this superb detached home with private landscaped garden, double garage and immediate access onto local "Wilks" woodland.

**Tel 01252 733042**  
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**99 West Street, Farnham, GU9 7EN**



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ACCOMMODATION

- Well-presented family home
- Open plan kitchen/breakfast room
- Four reception rooms
- Principal bedroom suite
- 3 further double bedrooms
- Double garage
- Private landscaped gardens
- Immediate access to woodland

DESCRIPTION

Located in an attractive and semi-rural position is this superb detached home with private landscaped garden, double garage and immediate access onto local "Wilks" woodland.

This family home is situated within easy reach of Headley and Grayshott villages and the immediate local area has been designated a Site of Special Scientific Interest.

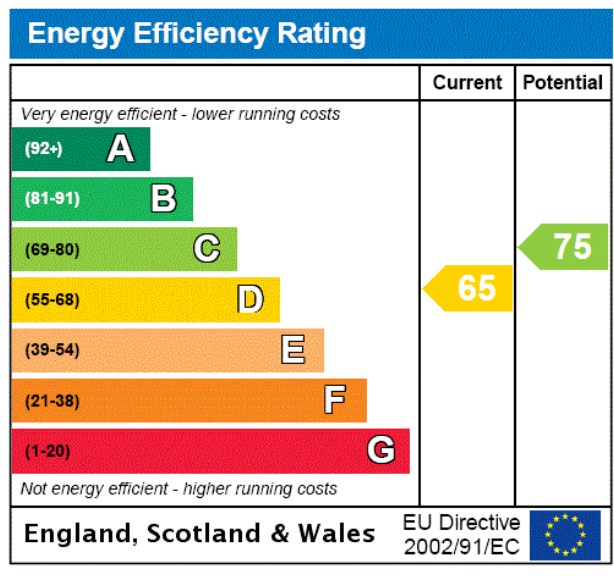
Ground floor accommodation comprises large entrance hallway leading to a double aspect 19'4 sitting room with feature fireplace and French doors onto patio, dining room and smart study room. The kitchen/breakfast room has been fitted with traditional cabinetry and has French doors to patio and adjoining utility room. Furthermore, there is a large family room with French doors to garden, garden/gym room, downstairs cloakroom and integral double garage.

Upstairs, the principal suite has a dressing area and en suite shower room. From the landing area there are three further double bedrooms, one with en suite shower room, airing cupboard and family bathroom.

The landscaped gardens are most private and well screened throughout by mature bushes and plants. There is a good area of level lawn and the gardens have been well stocked by mature shrubs and plants. To the rear, the patio extends the length of the property, an ideal space for entertaining and there is a courtyard area that has a fire pit. To the front of the property is a large gravel driveway with ample parking. A short walk from the house, there is direct access into the neighbouring "Wilks" woodland.

LOCATION

Furze Vale Road is an attractive road that boasts immediate access to the local "Wilks" Trust Land (10 acres of woodland held by trust for the enjoyment of the villagers) and is within a short walk to Ludshott Common which is ideal for walking, running and riding.



Headley Down is an attractive semi-rural residential area that has immediate vicinity to a convenience store, fuel station, newsagents and small delicatessen. A short walk on from Ludshott Common towards Grayshott is the ever so popular Applegarth Farm which has a delightful farm shop, restaurant and cookery school.

A wide range of services and shops can be found in the nearby Grayshott such as Sainsbury's Local, Lloyd's pharmacy, butcher, wine shop, M&S, recreational ground. Larger stores, high street brands such as Waitrose and Tesco, and mainline stations can be found in Haslemere and Farnham. Access to the A3 with road connections to London, the South Coast and both London Airports, is only 3 miles away.

LOCAL AUTHORITY

Hampshire County Council, Winchester

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