

**Peter Leete
and Partners**

ESTATE + AGENTS

**Five Oaks, Headley Fields,
Headley, Hampshire GU35 8PU**



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Price Guide: £750,000 Freehold



- 1757 sq ft of accommodation.
- Plus Double Garage
- 0.7 acre grounds.
- EPC Rating: C
- Council Tax: Band F

SPECIAL NOTES: Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice

A detached 4 / 5 bedroom bungalow situated in a quiet location in grounds of approximately 0.7 acre.

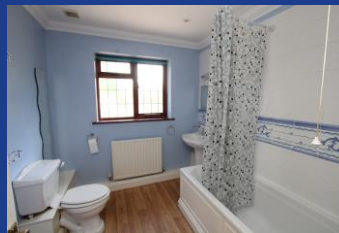
GENERAL: Five Oaks is a substantial bungalow with flexible accommodation to accommodate both retirees seeking single floor living or family requirements. The property was built approximately 25 years ago and now requires some modernisation. The gardens extend into an old paddock area largely forming light woodland. There is ample exterior parking and a detached double garage. From the property, adjacent footpaths run to the countryside beyond.

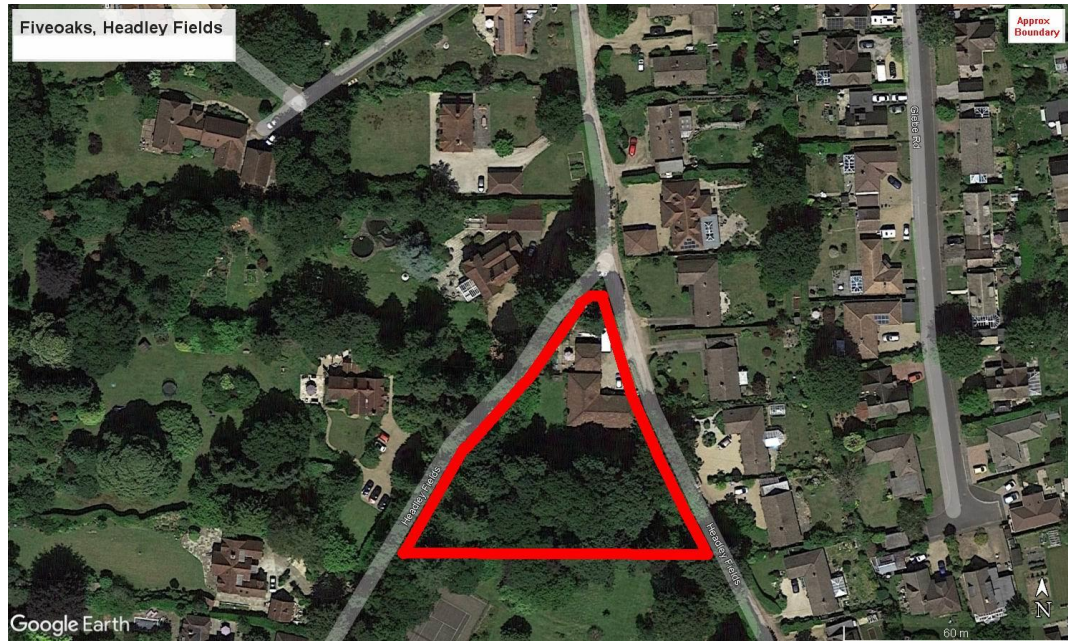
Approximately 100 metres away is the village Newsagent, Delicatessen/Café, Hairdressers, 13th Century Church, village doctors surgery and pharmacy plus The Holly Bush Public House. A longer walk into nearby Arford and a second country Inn, the Crown, can be found. The village of Headley Down has a Budgens mini supermarket, petrol station and late-night convenience store. Buses passing through Headley Down serve Bordon, Aldershot, Farnham, Grayshott and Haslemere. The latter with a regular main line train service to London Waterloo in under an hour. A feature to the immediate locality is the miles of National Trust land at Ludshott Common (from the higher parts of which you can enjoy panoramic views over East Hampshire and the South Downs National Park). The area has been designated a Site of Special Scientific Interest (SSSI) for its wildlife, and a Special Protection Area (SPA) for its birds. Other nearby beauty spots are within an easy reach to include Waggoners Wells, The Devil's Punch Bowl with sailing at Frensham Great Pond. Golf is available at Liphook, Blackmoor and Hindhead. The nearby village of Grayshott affording a comprehensive range of shopping facilities to include Sainsburys and a Co-operative Store. The main airports of Gatwick and Heathrow are approximately 50 miles and 41 miles respectively with access to the M25 at Junction 10 (22 miles). Hindhead provides miles of walking and plenty of opportunity for both cyclists and horse riders alike to enjoy the facilities such as wide footpaths, underpasses and footbridges linking both Bramshott and Hindhead Commons.

SERVICES All main services, Gas fired central heating. Additional pictures and video available online via our website pleete.co.uk, Rightmove and OnTheMarket portals.

VIEWINGS: Strictly by appointment with the Agent both during and outside normal office hours including Sundays and Bank Holidays.







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The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk

www.pleete.co.uk

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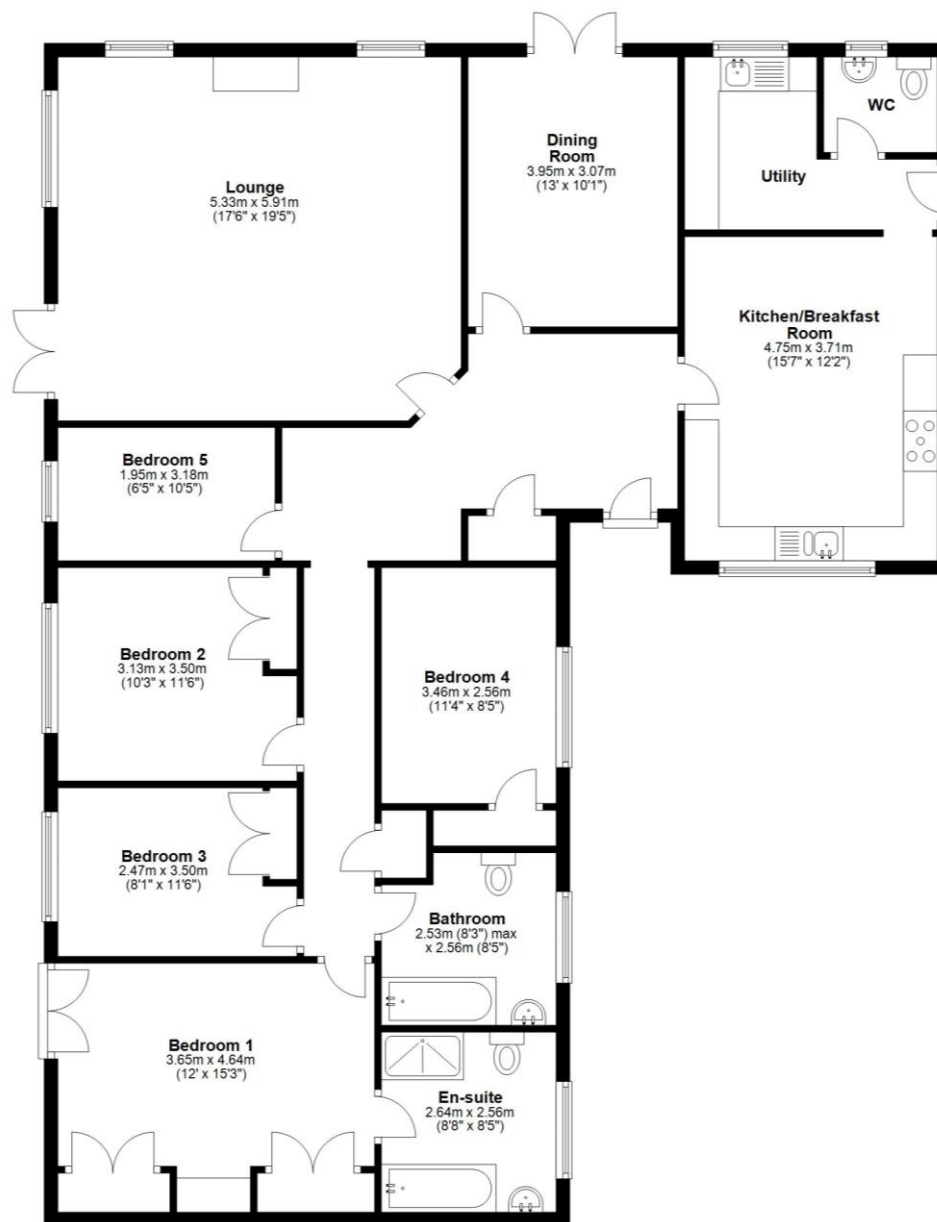
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www.pleete.co.uk

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Ground Floor

Approx. 163.2 sq. metres (1757.1 sq. feet)



Total area: approx. 163.2 sq. metres (1757.1 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC.
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