

# 4 The Boreen,

Headley Down, Hampshire GU35 8JY



**Peter Leete  
and Partners**

ESTATE + AGENTS



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Price: Offers in excess of £725,000 Freehold



## SITUATION:

Located in a quiet road and built approximately 50 years ago with later extensions. Within a short walk is the village convenience store and petrol station with additional Budgens shop. The adjacent village of Grayshott affords more comprehensive shopping with nationally known supermarkets a range of independent retailers, café's restaurants and a public house. The A3 London to Portsmouth road is about 3 miles distant just beyond Grayshott. Haslemere (6 miles) offers a train service to Waterloo in approximately 50 minutes by way of South West Trains. Numerous beauty spots are within easy reach to include Waggoners Wells, The Devil's Punch Bowl, and the miles of National Trust land at the adjacent Ludshott Common being only a short walk away, (from the higher parts of which you can enjoy panoramic views over East Hampshire to the South Downs). The area has been designated a Site of Special Scientific Interest (SSSI) for its wildlife, and a Special Protection Area (SPA) for its birds. The immediate locality also enjoys specific protection by the planning authority which restricts plot sizes to no less than 1/6th acre, thereby preserving the density of development within the "Special Housing Area". There is sailing at Frensham Ponds and Golf is available at Liphook, Blackmoor and Hindhead. The main airports of Gatwick and Heathrow are 50 miles and 42 miles respectively with access to the M25 at junction 10 (25 miles). The A3 is 3 miles away affording dual carriageway road links to both London and South Coast. This in turn provides access to the M25 at Wisley (25 miles) and both the main airports of Heathrow (40 miles) and Gatwick (52 miles). State and private schools are well catered for with the former well served by Oakmoor in Bordon and Bohunt at Liphook, rated 'Outstanding' by Ofsted Buses serve Bordon, Farnham, Aldershot, Haslemere with onward connections to Guildford.

LOCAL AUTHORITY: East Hampshire District Council.

SERVICES: All main services

EPC Rating: C Council Tax: F

**DESCRIPTION:** The property forms a spacious family home with mature gardens and ample off road parking in this cul de sac location within the popular village of Headley Down which itself is bordered by miles of national trust land at Ludshott Common.

The accommodation has been adapted of recent years to create an extended living room measuring 28'7 x 17'1. This principle reception room enjoys dual aspect and a feature fireplace. The ground floor further boasts a kitchen/breakfast room with white fronted wall and base units with a wealth of matching worktop space with inset hob unit, 1 ½ bowl sink with single drainer and mixer taps plus a matching central Island/breakfast bar. Stainless steel eye level double oven with additional microwave housing above, space and plumbing for dishwasher plus fitted water softener and under pelmet lighting to the wall units. There is a separate utility room with additional door to side footpath and both plumbing and space for washing and drying machines. Further storage cupboards and worktop with inset 2nd sink, space for upright fridge freezer and wall mounted Worcester gas fired boiler. From the kitchen is a glazed door opening into a wide conservatory and as with the kitchen overlooks the rear garden. The conservatory has a door onto the garden and of recent years has had a solid roof fitted allowing year round enjoyment. Additionally with access via both the entrance hall and the kitchen there is a dining room also overlooking the rear. A cloakroom facilities the ground floor along with a spacious study which includes a small extension to the front elevation which additionally gave more space to the reception hallway. The first floor affords 4 bedrooms with the principle bedroom having incorporated bedroom 4 as a dressing room. This room could of course convert back quite easily to bedroom 4 if required. The principle room has an en-suite shower room with the other bedrooms benefiting from a large family bathroom. The landing is also light and spacious with additional storage cupboard and access to part boarded loft with ladder and light.

External: the property is approached via a tarmac cul de sac leading onto its shingled driveway. There is ample off road parking for several vehicles plus a well proportioned single garage integral to the house. There is a small turfed lawn with flower borders. The rear garden, which backs west, has a wealth of colour all year round being stocked with a wide variety of flowers and perennials. The level lawn is surrounded on all borders with roses, azaleas, camelias, broom, wisteria (clad to the external wall), lavender, hibiscus and a cloud bush. The borders are all well defined with panel fencing and there is external electric's and water tap to the rear. Side access to one elevation and a small enclosed area to the opposite flank wall.







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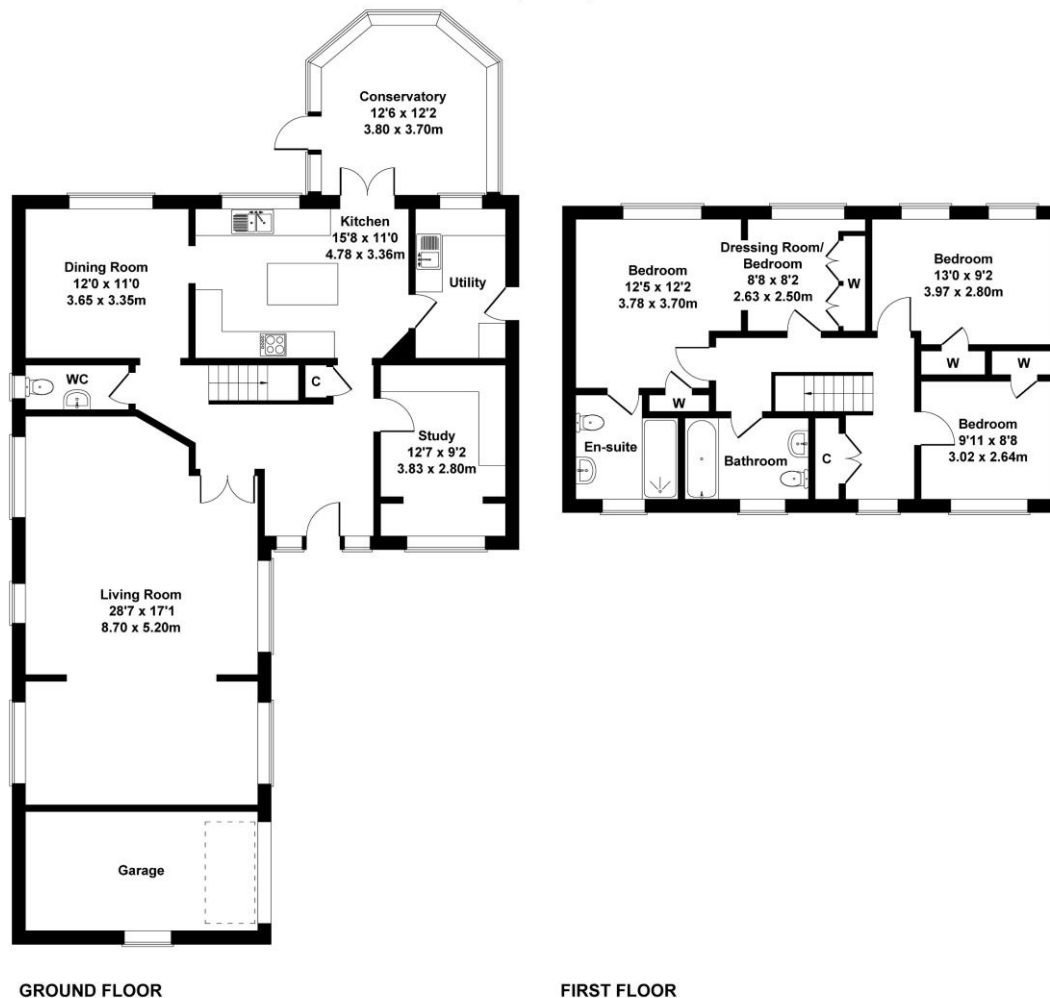
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## The Boreen, Headley Down

Approximate Gross Internal Area  
2217 sq ft - 206 sq m



Not to Scale. Produced by The Plan Portal 2024  
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