

Homelands,
Beech Hill, Headley Down, Hampshire
GU35 8HS

**Peter Leete
and Partners**
ESTATE + AGENTS



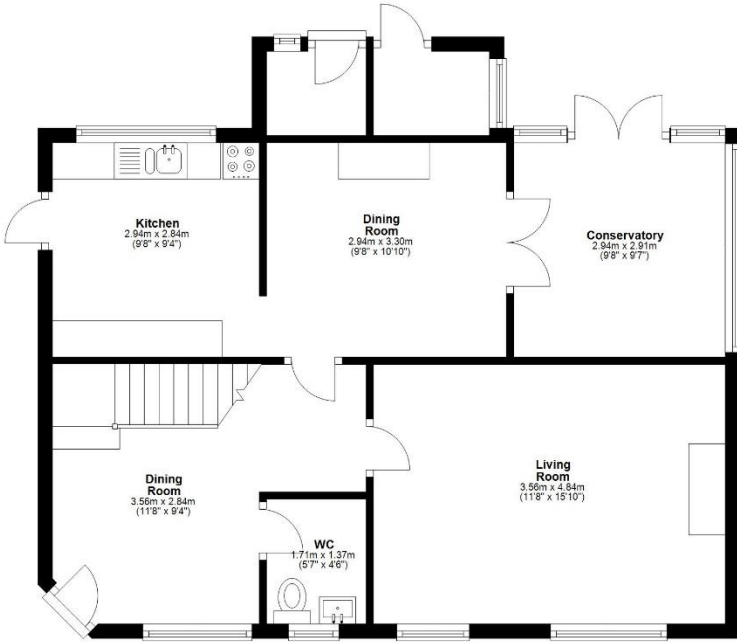
A DETACHED 3 BEDROOM PROPERTY REQUIRING MODERNISATION IN A PROMINENT LOCATION WITH DETACHED DOUBLE GARAGE AND SCOPE FOR EXTENSION IF REQUIRED.

Price: £725,000 Freehold



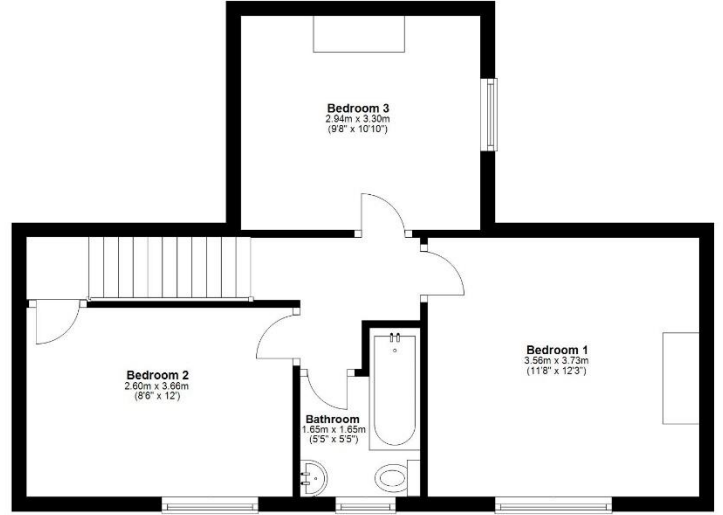
Ground Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 107.7 sq. metres (1159.4 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. Size is guaranteed if they are operable. Copyright 2021 Your EPC. Plan produced using PlanIt.

ON THE MARKET FOR THE FIRST TIME SINCE 1955



The property forms a detached house built by a Mr William Eddey in 1907. The name Eddeys Lane being granted to the lane adjacent to the property. Homelands has been in the ownership of one family since 1955. The property benefits from a detached double garage with vehicular entrance from Eddeys Lane providing off road parking for several cars. There is a lawned garden to the southern boundary capturing the majority of the days sunlight. The accommodation includes 3 bedrooms, 3 reception rooms including a dining hallway, conservatory, kitchen, family bathroom and a ground floor cloakroom. There is obvious scope for extension, subject to the necessary permissions.

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.

VIEWINGS: Strictly by appointment with the sole Agents. During or outside office hours and including week ends and bank holidays.

EPC Rating: E **Council Tax:** E

All mains services, gas central heating and mains electricity, water and drainage.

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