



**Peter Leete  
and Partners**

ESTATE + AGENTS

**Inglecroft**

Downsview Road, Headley Down, Hampshire GU35 8JH



# Inglecroft, Downsview Road, Headley Down, Hampshire GU35 8JH

Price: £900,000 Freehold - 1834 sq. ft plus double garage.



## SITUATION:

Located in a quiet road and built approximately 30 years ago. Headley Down affords a convenience store and petrol station with additional Budgens shop. The adjacent village of Grayshott enjoys 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:** D **Council Tax:** G

**DESCRIPTION:** The property forms a spacious family home with private sunny and mature gardens. Just a short walk of Ludshott Common (NT) with planning permission to extend if required.

Entrance door opening into wide reception hall. Doors to: Well proportioned living room with feature exposed brick built wall with fireplace and fitted shelving unit. This room enjoys triple aspect with doors opening onto the rear garden. Study with garden views and fitted shelving units. Large kitchen/family room with dual aspect to front and rear gardens. This room enjoys a well appointed kitchen and ample space for breakfast table. Kitchen units with both cream coloured wall and base units, the latter with an expansive granite worktop. With inset 1 ½ bowl sink with mixer taps, 5 ring gas hob unit with matching stainless steel extractor chimney over. Fitted eye level, stainless steel, Neff double oven within housing and matching microwave within a similar eye level housing. Integrated dishwasher and fridge freezer. Door through to side lobby with additional doors to: Utility room, with front aspect, wall hung Worcester gas fired boiler, worktop stainless steel sink and drainer with mixer tap and base units with space and plumbing for both washing machine and tumble dryer. Second ground floor Cloakroom originally fitted with a shower cubicle now created to a double storage cupboard but which could easily convert back to its original use. Washbasin and rear aspect.

From the reception hall there is a staircase to the first floor landing with access to: Bedroom 1 with rear aspect fitted wardrobes and en-suite shower room. Bedroom 2 with large fitted wardrobe and front aspect. Bedroom 3 with rear aspect and Bedroom 4 with front aspect and large walk in wardrobe. Family bathroom with white suite and rear aspect. Loft access from landing provides a fully boarded storage area with light.

Exterior: Large **DOUBLE GARAGE** with boarded loft area and personal door to side with up and over door to front. The gardens are a feature providing a high degree of privacy being mainly enclosed by tall mature hedging. Off road parking provided by a shingled driveway and gates open into the rear garden being mainly laid to lawn. The garden is supported by a greenhouse, summerhouse and both flower and shrub borders to include raised vegetable planters to the southern boundary paved side garden.

## Further pictures and drone footage online

**PLANNING:** *Permission has been granted in 2022 to infill the area between the main house and the garage to create a single storey extension to allow for an additional reception room with bi fold doors to the rear gardens, create a ground floor (5<sup>th</sup>) bedroom with en-suite shower room and convert the first floor garage storage area to a home office by incorporating a new staircase. Plans can be downloaded from the councils web site under planning reference. 59625. Or call the agents.*

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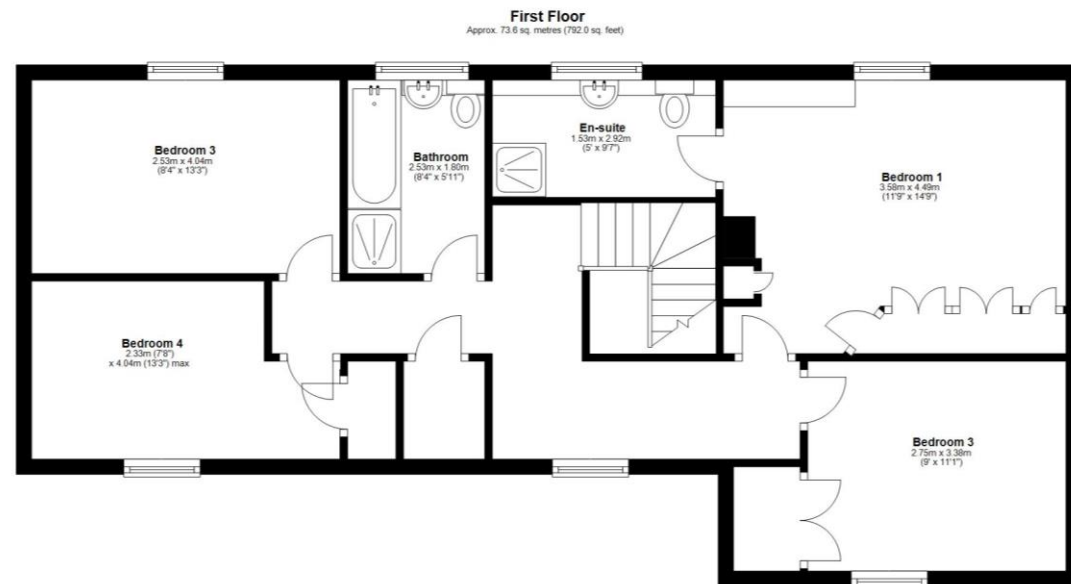
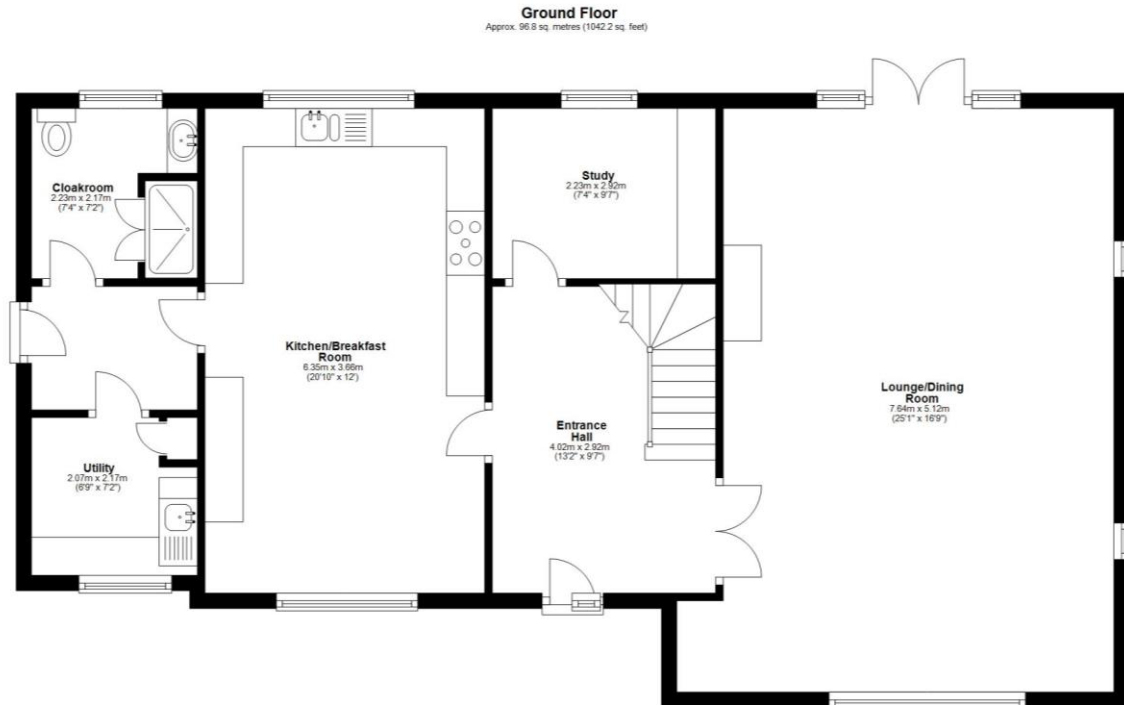
# Inglecroft Headley Down



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Total area: approx. 170.4 sq. metres (1834.1 sq. feet)

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