

wpr

4 Fernvale Terrace

Headley Down | Hampshire | GU35 8EG



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Beech Hill, Headley Down, Hampshire, GU35 8EG

Freehold

Character attached cottage, which has been sympathetically & seamlessly extended and modernised, situated at the end of a quiet lane in grounds approaching 1/3rd of an acre.

- Characterful attached cottage, in an end of lane position, excellently presented throughout
- Semi rural position; offering both privacy and elevated views
- Close to National Trust land at Ludshott Common
- Gated off road parking and turning for several vehicles
- Detached double garage with fixed stairwell to first floor bedroom/office
- Two south facing reception rooms, both with wooden floors, underfloor heating and character fireplaces with wood burning stoves
- Rear lobby/boot room with access to rear patio area
- Utility room/cloakroom
- Bespoke hand crafted triple aspect kitchen, with an excellent range of base and wall units, slate tile flooring, granite work surfaces, oil Aga and electric oven. Double doors to a large side terrace, paved in attractive sandstone in the last 18 months, an excellent spot for al fresco dining and entertaining
- Master bedroom with en suite shower room featuring under floor heating and a large walk in shower
- Three further bedrooms
- Modern family bathroom and a separate shower room
- A large plot which has been carefully landscaped to provide feature areas throughout. A lower level running down to the main road provides a natural area, fenced off around the parking area. To the front and rear of the house are patio areas, whilst to the side is a large paved terrace. From this terrace a set of steps take you up to a large level lawned garden at the top which is surrounded by trees offering a high degree of seclusion and the benefit of elevated views across Fullers Vale



LOCATION

Headley Down is an attractive rural residential area, within easy reach of many acres of National Trust common, ideal for walking and riding including Ludshott Common and the newly formed Headley Down Nature Reserve. In the immediate vicinity is a small convenience store, fuel station and take away. A newsagent and small delicatessen can be found in Headley village. Just a short walk on from Ludshott Common towards Grayshott is Applegarth, a restaurant, farm shop and cookery school. A wider range of services and shops can be found in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles

DIRECTIONS

From Grayshott take the Headley Road westward for approximately 3 miles. At the roundabout turn left onto Beech Hill. At the bottom of the road, just before the road bends to the right, turn right into Fernvale Terrace, no 4 can be found at the end of this lane.

COUNCIL TAX

East Hampshire District Council / Hampshire County Council. Council Tax Band D (Correct at time of publication and is subject to change following a council revaluation after a sale)

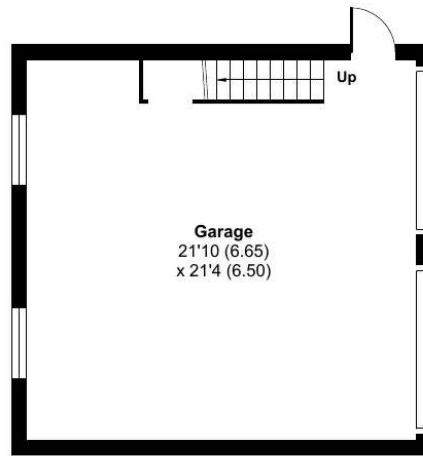
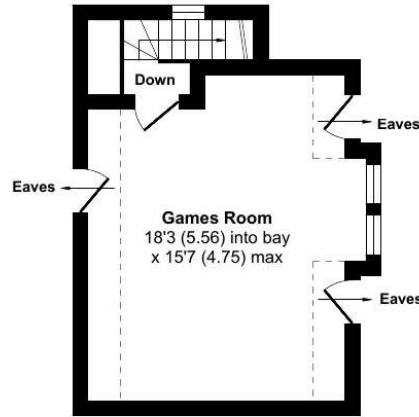
SERVICES

Mains drainage, water and electricity. Oil heating. Under-floor heating to sitting/dining rooms and en suite shower.

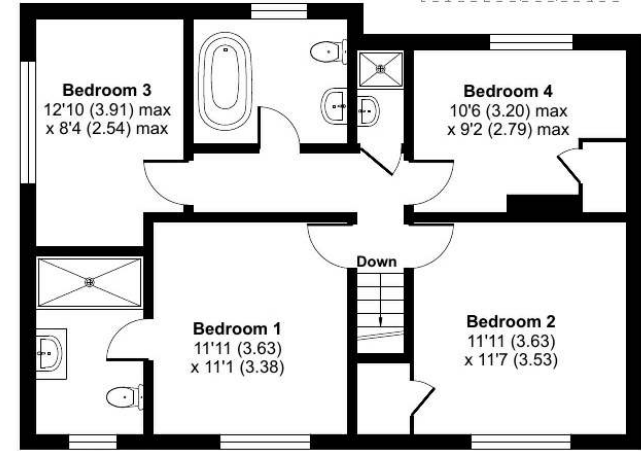


Approximate Area = 1523 sq ft / 141.4 sq m
 Limited Use Area(s) = 52 sq ft / 4.8 sq m
 Garage = 712 sq ft / 66.1 sq m
 Total = 2287 sq ft / 212.4 sq m

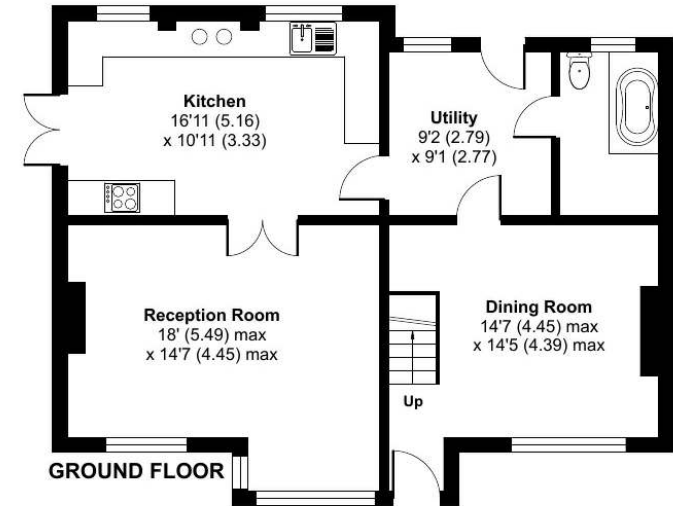
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1004739

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		80
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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