

wpr

16 Larch Road

Headley Down | Hampshire | GU35 8AS



16 Larch Road

Headley Down, Hampshire, GU35 8AS

Freehold

Well loved four bedroom family home with gardens to both the front and rear within walking distance of local shops, woodland/commons and childrens play areas.

- Generously sized mid terrace family home
- Large level front garden with space for a shed. Path to a covered entrance porch and front door
- Front aspect fitted kitchen with an excellent range of drawers and cupboards plus integrated oven and hob
- Utility / cloakroom
- Rear aspect (south east facing) living room with plenty of space for sofas and dining furniture. Feature fireplace and patio doors onto the garden
- Four 1st floor bedrooms
- Family bathroom
- Generous rear garden with paved terrace adjacent to the house, ideal for entertaining with the remainder predominantly laid to lawn. Mature shrubs and trees flank the lawn offering colour to the garden and privacy. Another garden shed completed the garden
- On road parking
- Walking distance of Headley Down Nature Reserve, playing fields and both Arford and Ludshott Commons
- Close by are a fuel station, convenience store and take away. Further shops and amenities can be found a short drive away in Grayshott
- A choice of primary schools close by including Headley, Grayshott, Beacon Hill, Liphook and Churt



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 B3002 west towards Headley Down for about 3 miles. At the roundabout take the second exit onto Glayshers Hill. Then turn immediately right into Larch Road. No 16 can be found on the right hand side

COUNCIL TAX

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

SERVICES

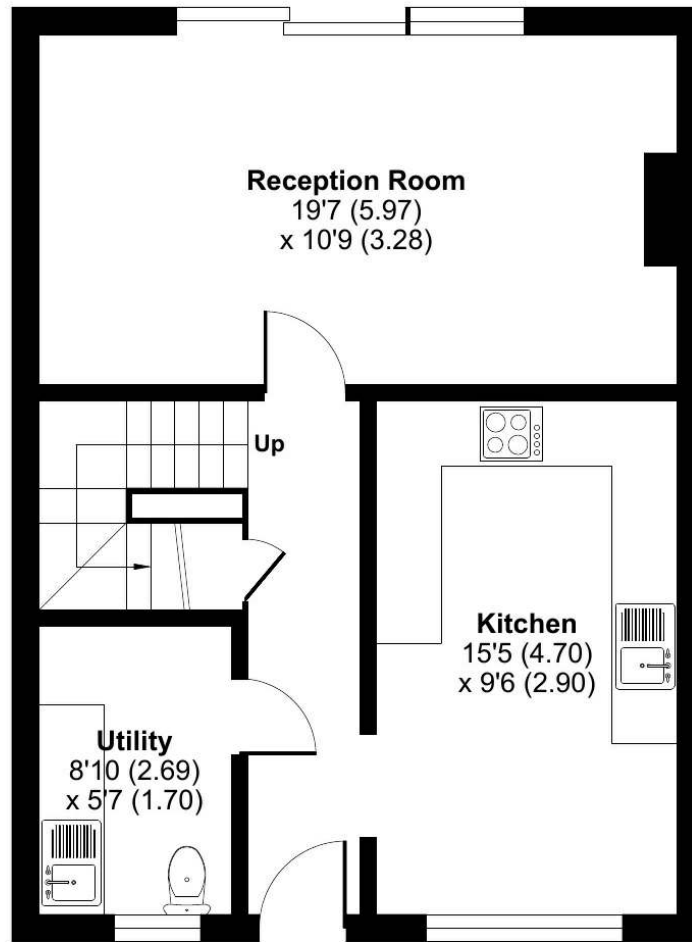
Mains water, drainage and electricity. Electric heating



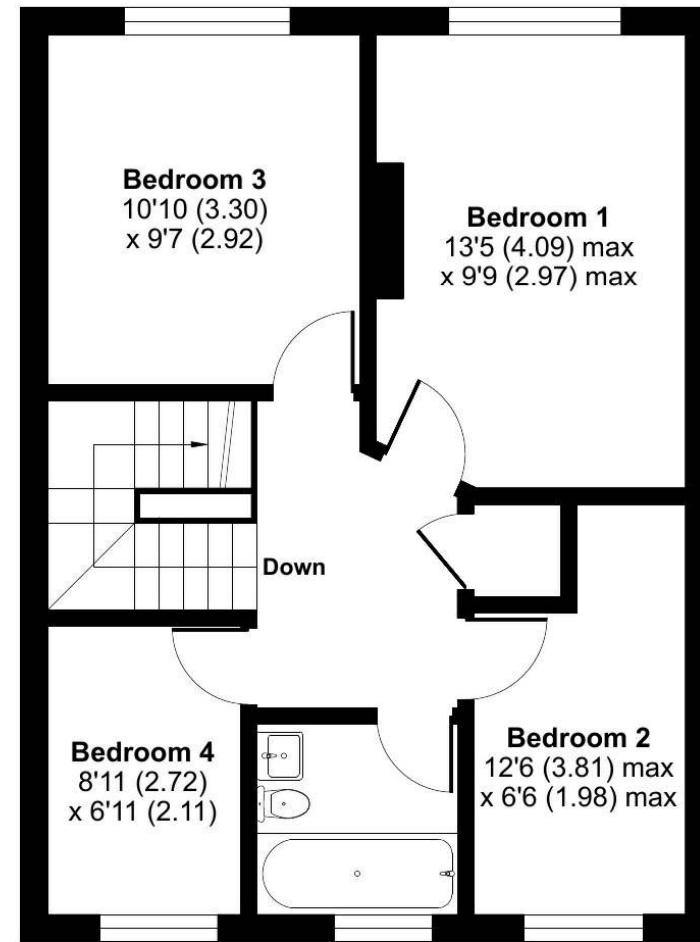
Larch Road, Headley Down, GU35

Approximate Area = 1058 sq ft / 98.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1004989

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
39	
England & Wales	EU Directive 2002/91/EC
www.epcau.com	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110