

wpr

# Tumbleweed

Headley Down | Hampshire | GU35 8EY





## Tumbleweed, 16 Furze Hill Road

Headley Down, Hampshire, GU35 8EY

### Freehold

Detached three bedroom bungalow in a quiet position close to Ludshott Common within generous front and rear gardens. Driveway parking and attached double garage with electric vehicle charge point. Offered with no onward chain.

- Set well back within the plot with mature hedging offering a high degree of privacy with the remainder predominantly laid to lawn
- Driveway parking leading to attached double garage with inspection pit, electric up and over door and EV charge point
- Entrance porch opening into hallway with storage cupboard and hatch to large loft with window to the garden gable end
- Sunny sitting room with central gas fire and large window overlooking front garden
- Formal dining room with beautiful circular opening to a family room which enjoys views over the rear garden, enhanced by two sets of sliding patio doors
- Fitted kitchen with integrated double oven, 5 ring gas hob and breakfast bar. There is a built in sun tube in the ceiling to allow in natural light alongside a door to the garden and wide feature hatch opening into the family room
- Separate utility room with side access to garden
- Master bedroom with dressing area (full floor to ceiling wardrobes), further fitted furniture and en suite shower room
- Two further double bedrooms with built in wardrobes (one currently used as a study)
- Family bathroom
- Lovely private enclosed rear garden, predominantly laid to lawn with patio adjacent to the bungalow and mature well stocked borders





## 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 [www.headley-village.com](http://www.headley-village.com)

## DIRECTIONS

From Grayshott take the B3002 towards Headley Down. Shortly after passing Ludshott Common turn left into Stonehill Road. Towards the end turn left into Furze Hill Road. Tumbleweed is the 3rd to last property on the left hand side

## COUNCIL TAX

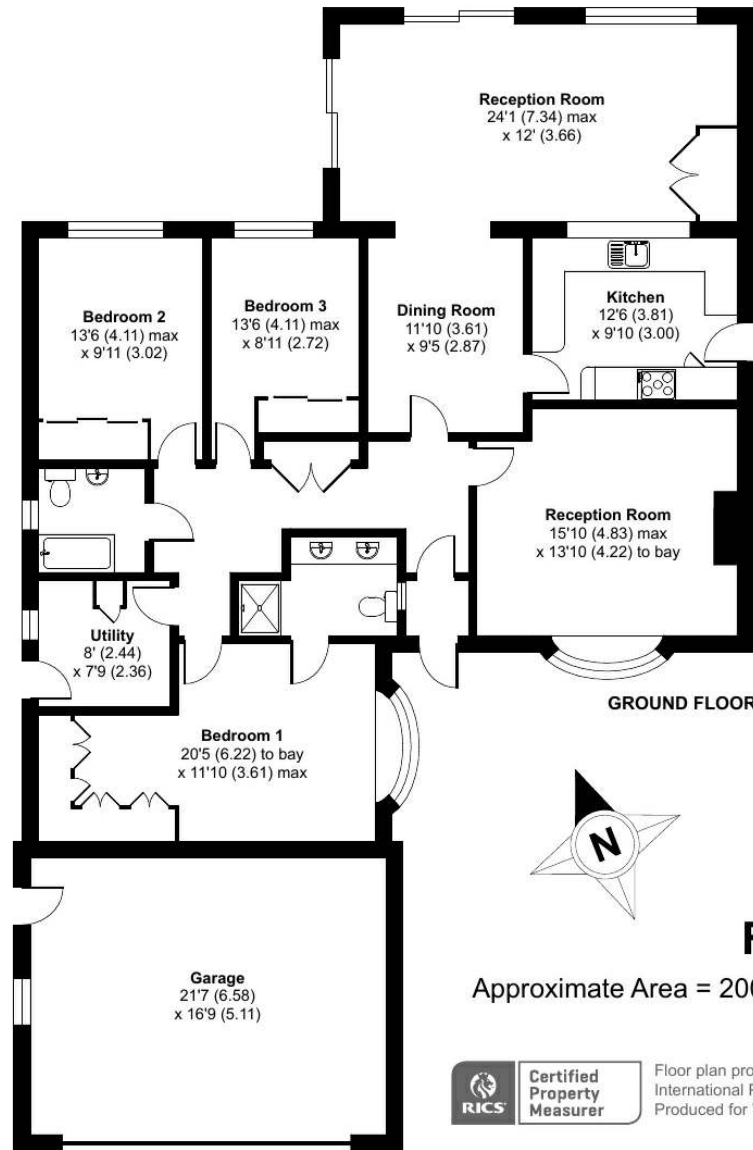
East Hampshire District Council / Hampshire County Council. Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

## SERVICES

All mains services







## Furze Hill Road, GU35

Approximate Area = 2001 sq ft / 185.9 sq m (includes garage)

For identification only - Not to scale



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: 1040626

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-64)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	

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www.epca.gov.uk

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