



11 Phillips Close

Headley | Hampshire | GU35 8LY



11 Phillips Close

Headley, Hampshire, GU35 8LY

Freehold

Beautifully presented detached four bedroom house in a quiet position with gardens backing onto woodland. Generous driveway parking and garage to the front plus large garden to the rear.

- Situated in a quiet cul de sac with gardens backing onto woodland
- Close to Headley village centre amenities
- Low maintenance front garden mainly laid to lawn with generous driveway parking leading to a single garage
- Entrance porch opening into hallway with WC
- Double aspect 22' sitting room with central feature fireplace and views over front and rear gardens
- Fitted kitchen with integrated oven and hob. Windows overlooking the garden and side door onto the garden
- Formal dining room adjacent to the kitchen; offering scope to create a large open plan kitchen/diner if desired
- Four good sized bedrooms, all with built in wardrobes
- Family bathroom
- Large rear garden with an attractive woodland outlook beyond. Patio area adjacent to the house with the remainder predominantly laid to lawn
- Electric heating throughout. The gas supply is currently disconnected and the meter removed
- Offered with no onward chain
- Scope to extend if desired subject to the usual constraints



LOCATION

Headley village centre provides a small range of shops and facilities including the Church, a doctors surgery with retail chemist, a newsagent, hairdresser and small Delicatessen plus the all important village pub, The Holly Bush. High street shopping and main line stations can be found at Farnham and Haslemere, around 7 and 9 miles away. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles. The general area abounds in acres of National Trust lands, ideal for walking and riding, and there are a number of footpaths and connecting bridle ways close by.

DIRECTIONS

From Grayshott take the B3002 towards Headley Down. At the roundabout take the first exit onto Beech Hill (still B3002). Follow the road sharp right at the bottom of the Hill, and around the double bend by Headley Green. Turn left into Liphook Road. After a short distance turn left into Hilland Rise, then take the second road on the left which is Phillips Close. No 11 can be seen on the right hand side.

COUNCIL TAX

East Hampshire District Council / Hampshire County Council. Council Tax Band E (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. The gas supply is currently disconnected and the meter removed



Phillips Close, Headley, GU35

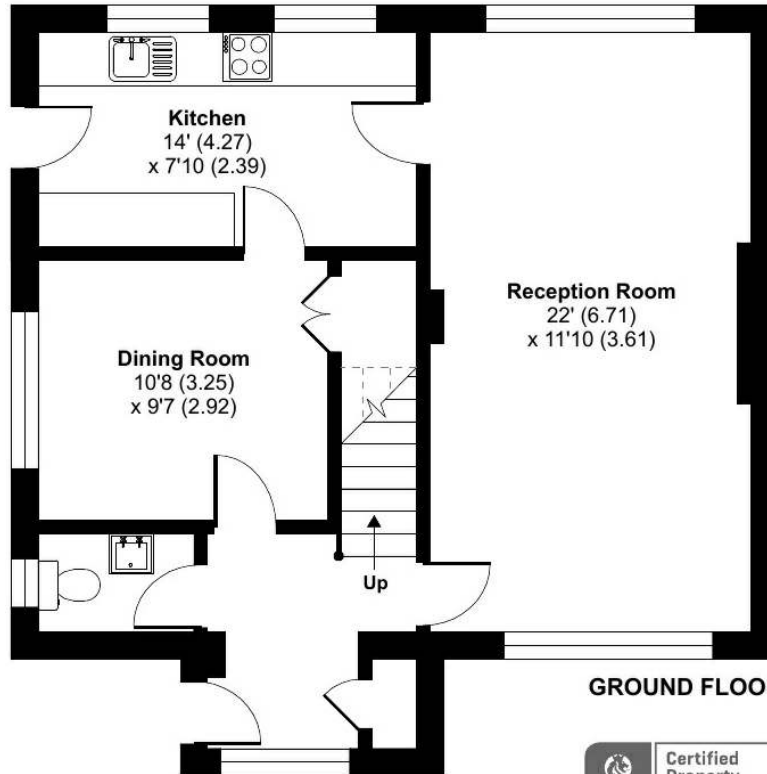
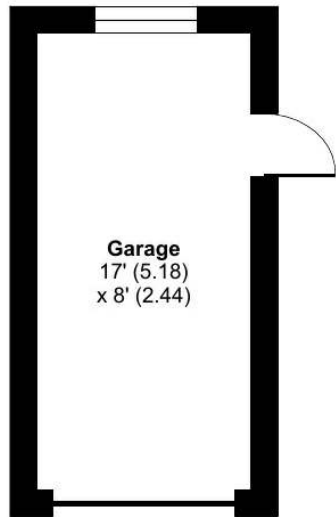
Approximate Area = 1220 sq ft / 113.3 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

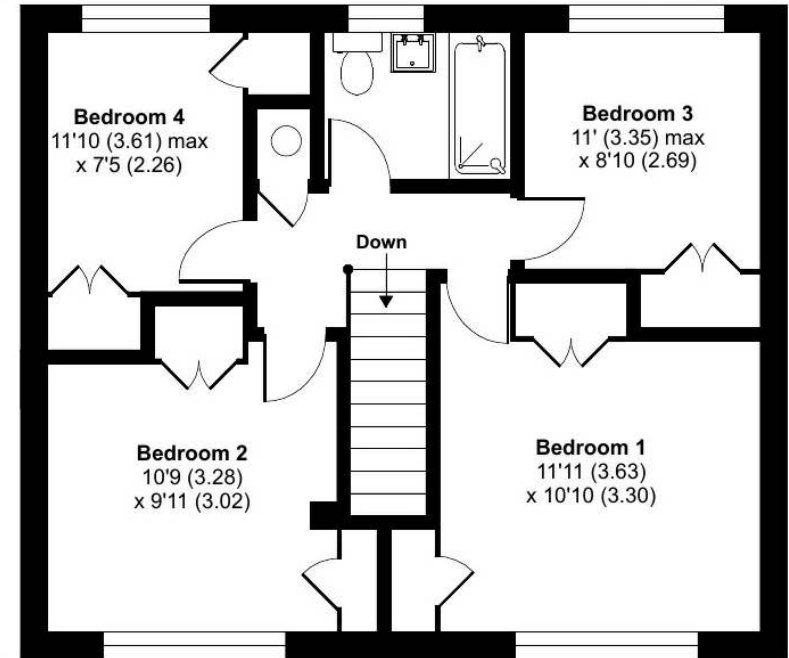
Outbuilding = 136 sq ft / 12.6 sq m

Total = 1360 sq ft / 126.3 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: 1040731

Energy Efficiency Rating															
	Potential														
<table border="1"> <tr><td>(92+)</td><td>A</td></tr> <tr><td>(81-91)</td><td>B</td></tr> <tr><td>(69-80)</td><td>C</td></tr> <tr><td>(55-68)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>	(92+)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G	75
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<small>Not energy efficient - higher running costs</small>	30														
<small>EU Directive 2002/91/EC</small> England & Wales															

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