

wpr

59a Church Fields | £250,000

Headley | Hampshire | GU35 8PE



## 59a Church Fields

Headley, Hampshire, GU35 8PE

£250,000 Freehold

Excellently presented two bedroom bungalow within walking distance of village facilities. Level garden and off road parking. Offered with no onward chain.

- Popular residential position in the heart of the historical village of Headley, walking distance of local school, playing fields, doctors and village pub/shops
- Herringbone style block paved driveway offering parking for a couple of cars, fencing and a gate separate this from the garden
- The garden is predominantly laid to lawn with a paved pathway to a patio area adjacent to the bungalow. Built in garden store offering useful storage for garden equipment or bike
- Front door opening into living room, well decorated with hard wearing flooring. Open plan via a breakfast bar to the kitchen
- Modern fitted kitchen with generous storage plus built in oven and induction hob and space for a washing machine
- Contemporary shower room with sink within vanity unit offering excellent storage in addition to shower and WC. Large wall mirror plus tall heated towel rail with inset mirror
- Two bedrooms, a double and single, both with built in wardrobes
- Double glazed throughout with excellent levels of insulation being only a few years old
- Offered with no onward chain



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

## DIRECTIONS

From our office in Grayshott take the B3002 westward for about 4 miles, through Headley Down and into Headley. Just past the 2nd double bend turn right into Church Fields. The driveway for 59a can be found on the right after a short distance

## 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

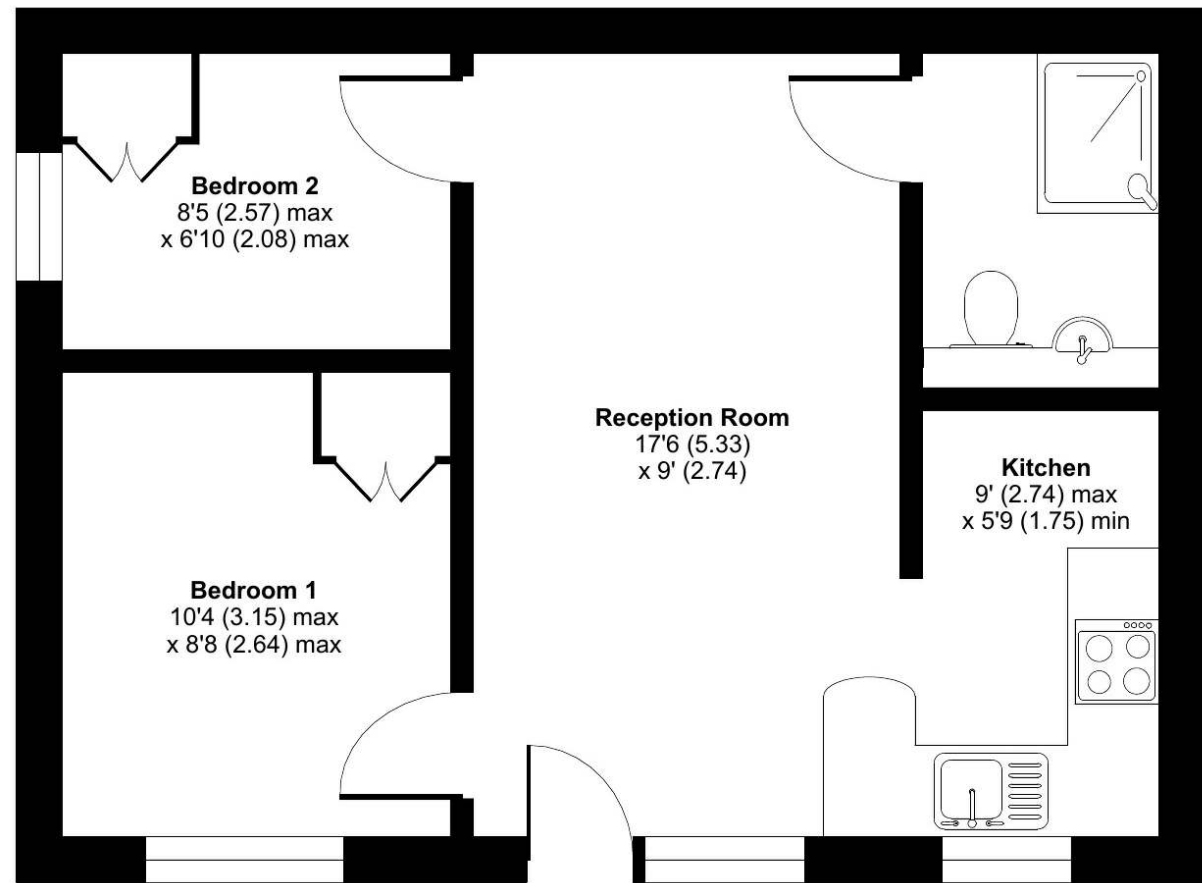
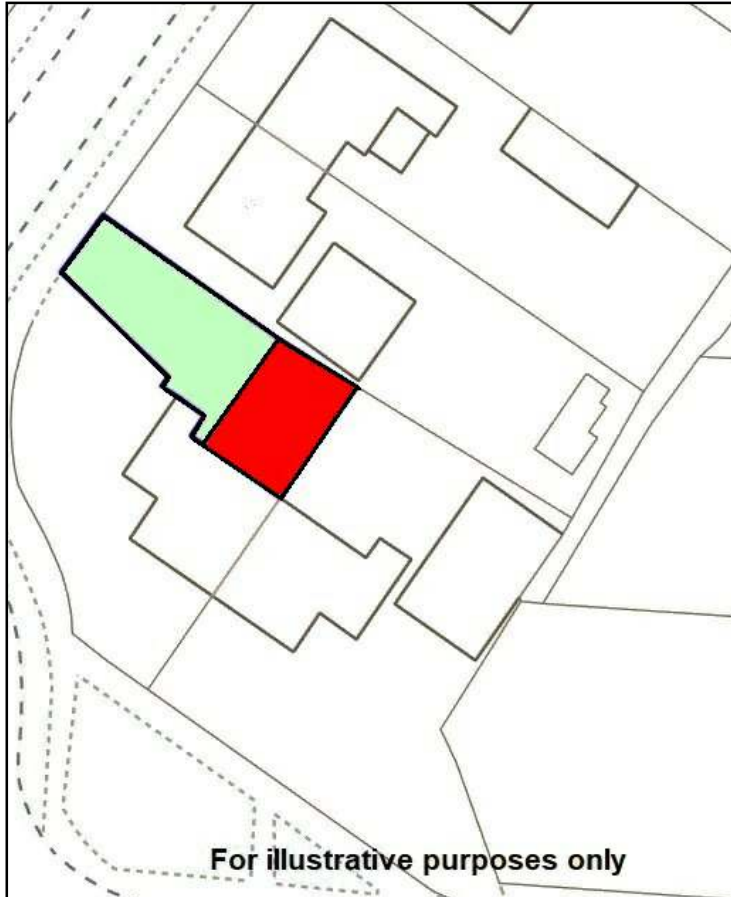
All mains services. 2 Solar panels to the roof (not reflected in the EPC, and offering an energy efficiency improvement)



# Church Fields, Headley, GU35

Approximate Area = 412 sq ft / 38.2 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Warren Powell-Richards. REF: 961462



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	91
B (81-91)	
C (69-80)	
D (55-68)	
E (39-64)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
74	
England & Wales EU Directive 2002/91/EC WWW.EPCAU.COM	

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

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