

wpr

5 Pound Close | £495,000

Headley | Hampshire | GU35 8LU



## 5 Pound Close

Headley, Hampshire, GU35 8LU

£495,000 Freehold

Deceptively spacious detached two bedroom detached bungalow in a quite cul de sac, with level enclosed garden to the rear and driveway parking to the front leading to a detached garage.

- Well established front garden with driveway to one side offering parking for a number of vehicles, leading up to a detached garage and workshop
- Front door opening into spacious entrance hall with cloakroom
- Double aspect sitting room with central fireplace and patio doors which open onto a paved terrace and the garden beyond
- 23' long kitchen/dining area with both side door and patio doors opening onto the garden. There is under floor heating to the tiled area, which extends into the adjacent family/day room
- Large family/day room also with patio doors onto the garden. Potential for this to be used as a 3rd bedroom if desired
- All of the reception rooms have patio doors enjoying a sunny south facing aspect
- Two double bedrooms with build in wardrobe
- Family bathroom
- Level enclosed garden, mainly laid to lawn to the rear of the property, with mature surrounding borders. To the side, between the kitchen and sitting room, is a sunny paved terrace with plenty of space for a patio table.



## 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

Take the B3002 out of Grayshott towards Headley Down. continue along this road to the roundabout, turning left onto Beech Hill. At the bottom of the hill follow the road round to the right, which turns into Fullers Vale. At the village green follow the road to the left, then take the left hand turn into Liphook Road, and first left again into Hilland Rise. Pound Close is the 1st turning on the left and no 5 is the 5th property on the left hand side

## COUNCIL TAX

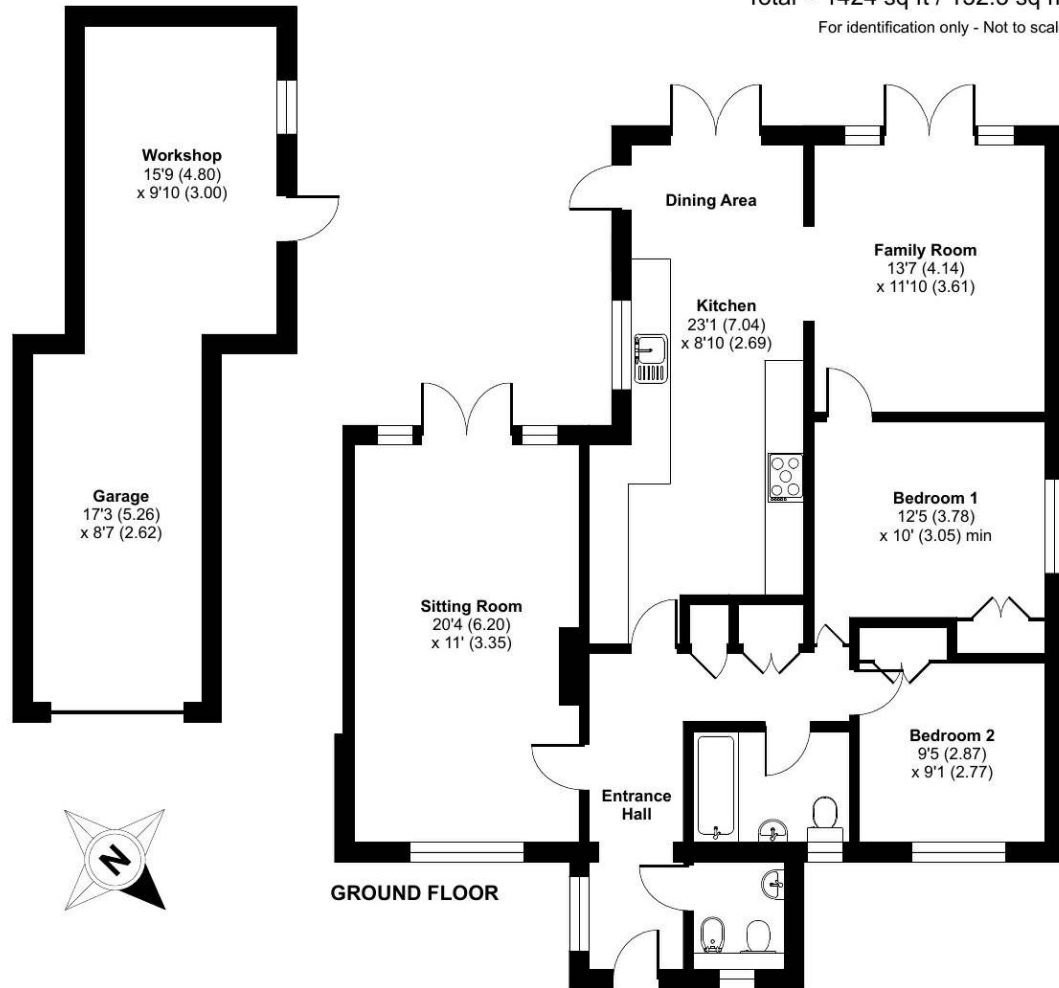
East Hampshire District Council / Hampshire County Council. Council Tax Band D (Correct at time of publication and is subject to change following a council revaluation after a sale)

## SERVICES

All mains services



Approximate Area = 1108 sq ft / 102.9 sq m  
 Garage / Shed = 316 sq ft / 29.4 sq m  
 Total = 1424 sq ft / 132.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Warren Powell-Richards. REF: 986961

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC <small>WWW.EPC4U.COM</small>	

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