

wpr

8 Rockdale

Headley Road | Grayshott | GU26 6TU



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Headley Road, Grayshott, GU26 6TU

Freehold

Substantial village centre semi detached house in need of complete refurbishment. Good sized front and rear garden with garage accessed at the rear of the plot. Offered with no onward chain.

- Village centre, walking distance of amenities, village school and local woodland
- Requiring complete refurbishment
- Archway through mature hedging opens to a good sized front garden with pathway to an entrance porch
- Front aspect sitting room
- Rear aspect dining /family room
- Kitchen
- Conservatory with WC, door to the garden and door to an additional kitchen area and utility room
- Three first floor bedrooms
- Bathroom and separate wc
- Generous rear garden, with a couple of outbuildings and patio areas. A pathway leads around the lawn down to the back of a single garage. Vehicular access can also be found via Rockdale Drive
- Offered with no onward chain.
- PLEASE NOTE SERVICES ARE UNTESTED



LOCATION - Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools. The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

DIRECTIONS - From our office in the centre of the village head eastward towards Hindhead. 8 Rockdale can be found after a short distance on the left hand side just past the turning for Rockdale Drive

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



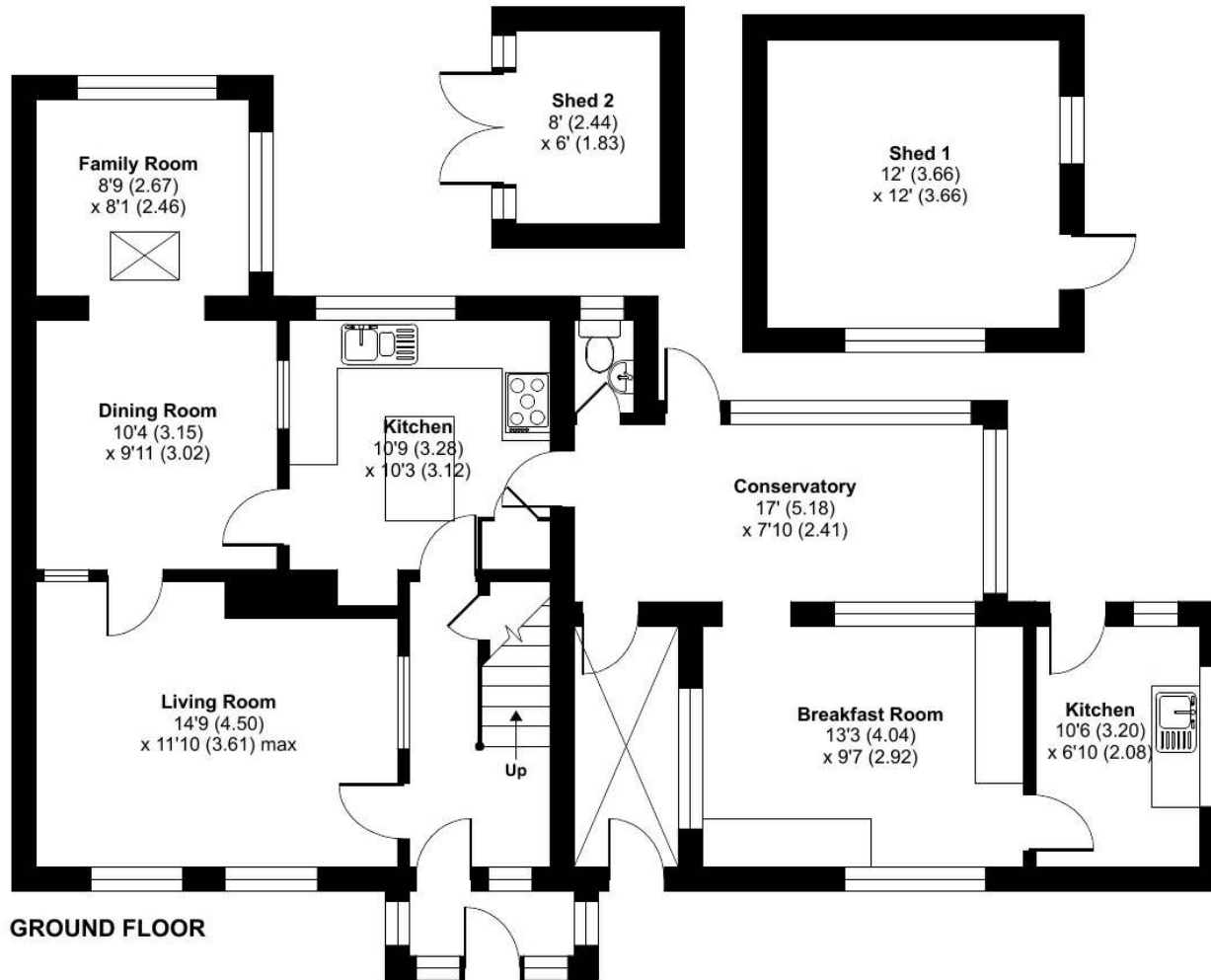
Headley Road, GU26

Approximate Area = 1507 sq ft / 140 sq m

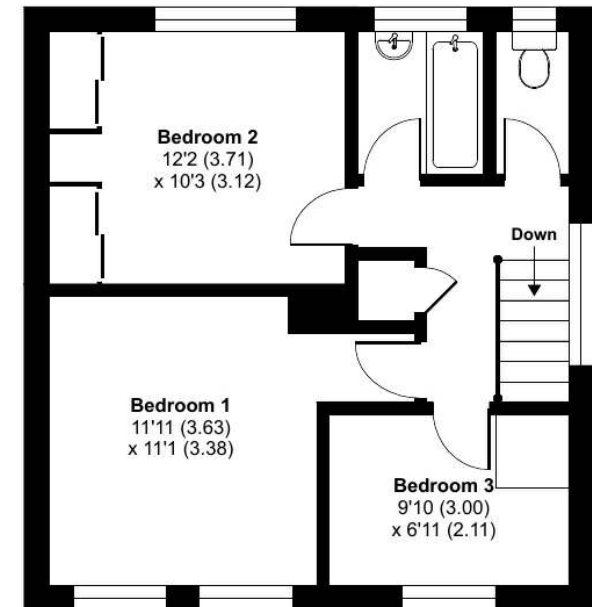
Outbuildings = 194 sq ft / 18 sq m

Total = 1701 sq ft / 158 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: 1030414



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		59	79
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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

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