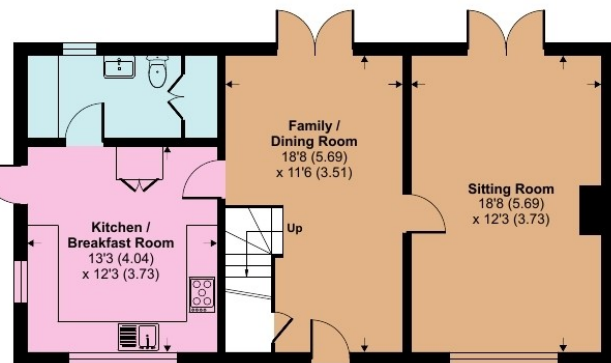
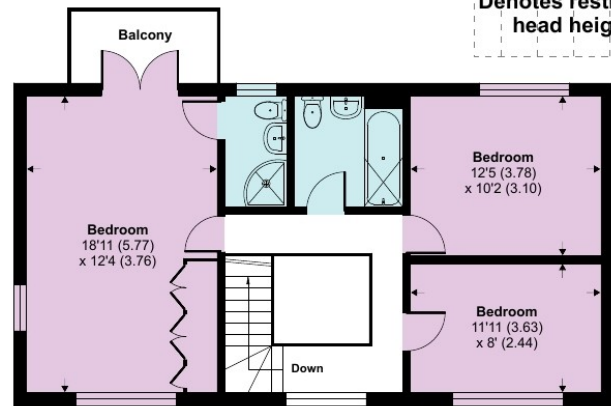
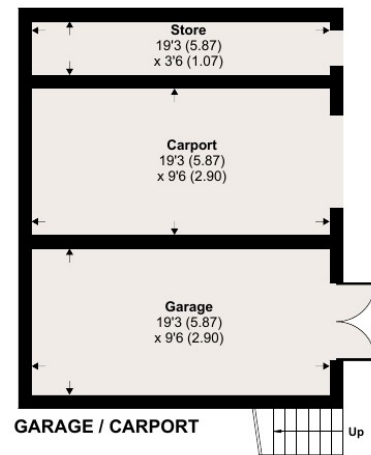
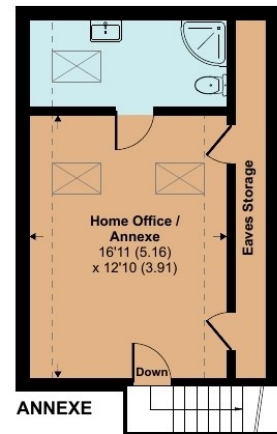
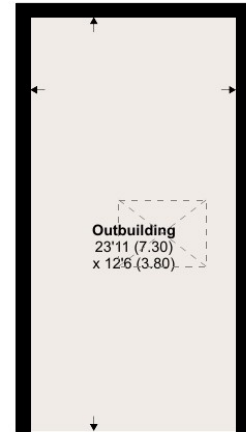


Fullers Vale, Headley Down, GU35

Approximate Area = 1424 sq ft / 132.2 sq m
 Garage & Store = 251 sq ft / 23.3 sq m(excludes carport)
 Annexe = 237 sq ft / 22 sq m
 Limited Use Area(s) = 118 sq ft / 10.9 sq m
 Outbuilding = 313 sq ft / 29 sq m
 Total = 2343 sq ft / 217.6 sq m

For identification only - Not to scale



Denotes restricted head height



FULLERS VALE, HEADLEY DOWN, HAMPSHIRE, GU35

Guide Price £975,000

Located in a tranquil, semi rural position is this superb detached cottage set in gardens approaching one acre, with a separate home office/annexe and oak framed car port.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1110997

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Winkworth



ACCOMMODATION

- A unique charming cottage
- Two reception rooms
- Utility/boot room
- Principal bedroom with en suite
- Separate home office
- Oak framed car port, garage and annexe
- Grounds approx. 1 acre and far reaching views
- Full planning permission granted for part single storey, part two storey rear/side extension, front porch and associated landscaping works
- Planning Reference Link 24049/006
- No onward chain



DESCRIPTION

Located in a tranquil, semi rural position is this superb detached cottage set in gardens approaching one acre, with a separate home office/annexe and oak framed car port.

In addition there is full planning permission granted for part single storey, part two storey rear/side extension, front porch and associated landscaping works. Planning Reference Link 24049/006

The cottage is situated within easy reach of the village cricket green, pub and local amenities including the nearby village shop. The property was built in 2011, constructed in a traditional style from Bradstone whilst offering the benefits of contemporary living.

Ground floor accommodation comprises large entrance hallway leading to the family/dining room with French doors opening onto patio. The sitting room is a comfortable space with a wood burning stove and French doors. The well appointed kitchen/breakfast room has been fitted with traditional cabinetry with a stable door to gardens.



Adjoining the kitchen is a versatile and spacious utility/boot room and a cloakroom.

Upstairs, the principal bedroom has an en suite and a particular feature is the balcony with wonderful views across the gardens. From the gallery landing are two further double bedrooms and a family bathroom.

The beautifully landscaped gardens are private and well screened being framed by mature trees. There is large area of level lawn and the gardens have been well stocked with mature shrubs and plants. To the rear, the patio extends the length of the property, an ideal space for entertaining. To the front of the property is a large gravel driveway with ample parking, detached oak framed garaging with a separate home office/annexe and shed. The cottage has the benefit of a large ancillary barn with own access currently used as storage. From here, there is direct access into the neighbouring woodland.

LOCATION

The property is situated towards the end Fullers Vale in a preferable, tucked away position. The villages of Headley Down, Headley, Arford and Grayshott are nearby providing a range of local shops, public houses, recreation grounds and churches. There is a wide choice of state and private schools within the vicinity, including Bohunt School, Alton College, St. Edmunds, Highfield and Churchers College. The village of Headley Down is ideally placed for participation in a wide range of outdoor pursuits including riding, walking and sailing. A comprehensive range of amenities can be found nearby in Farnham, Haslemere and Liphook. There is a direct rail service to London Waterloo from these three towns and the A3 is located within four miles giving access to the South coast, Guildford and London.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances, curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	98	105
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		