

Oak Tree Close GU35

Approximate Gross Internal Floor Area = 170.7 sq m / 1838 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Oak Tree Close, Headley, Hampshire, GU35

Guide Price £650,000

This modern detached family home is well presented throughout and benefits from a detached home office and single garage. It is located in a quiet residential cul de sac in Headley.

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Three reception rooms
- Two bathrooms
- Cul de sac
- Garage
- Private wrap around garden
- Quiet residential road
- Close proximity to National Trust Land
- Home office

DESCRIPTION

Upon entering the entrance hall, the downstairs comprises sitting room with feature fireplace and French doors to patio, kitchen/breakfast room with seating area, Rangemaster and backdoor to side, snug/study, family room, downstairs cloakroom.

Upstairs, there is a principal bedroom with dressing area and en suite shower room, three further double bedrooms and family bathroom.

Outside the wrap around rear garden faces south-east and is mainly laid to lawn with mature hedge borders. There is a courtyard area, detached home office and a smart patio runs the entire length of the house. To the front of the property there is a front lawn, block paved and shingle driveway with parking for three vehicles and single garage.

LOCATION

The property is situated in a private cul de sac, 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

Hampshire County Council, Winchester

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

