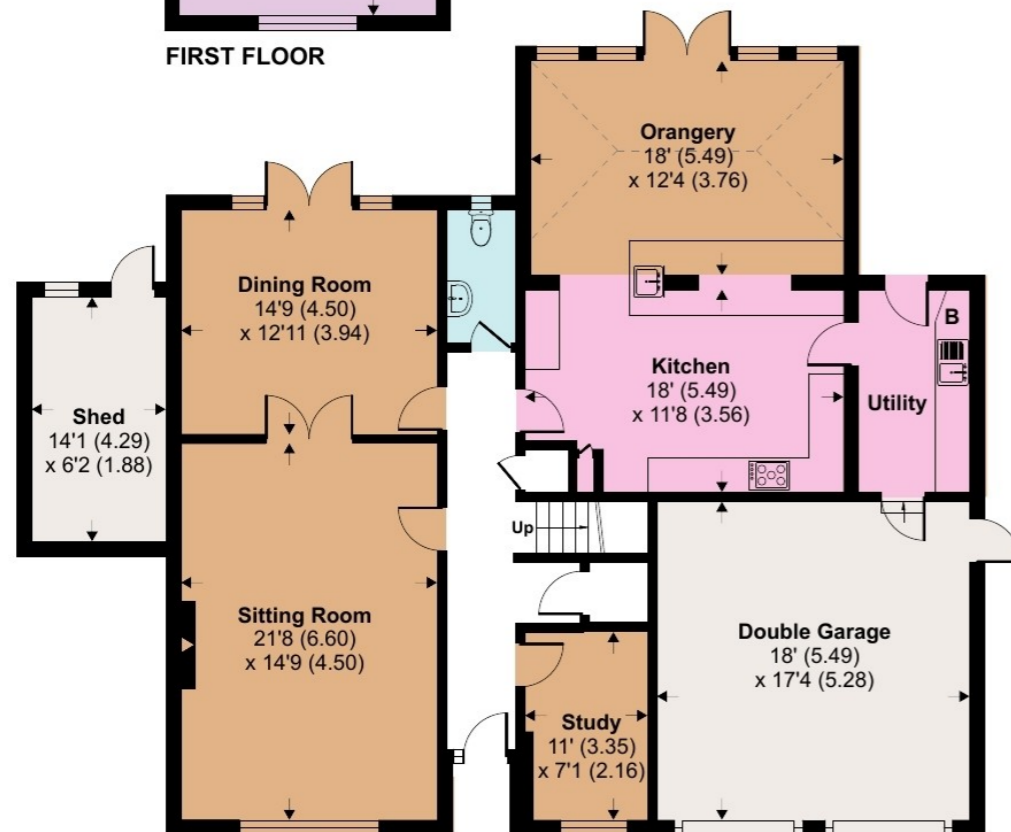
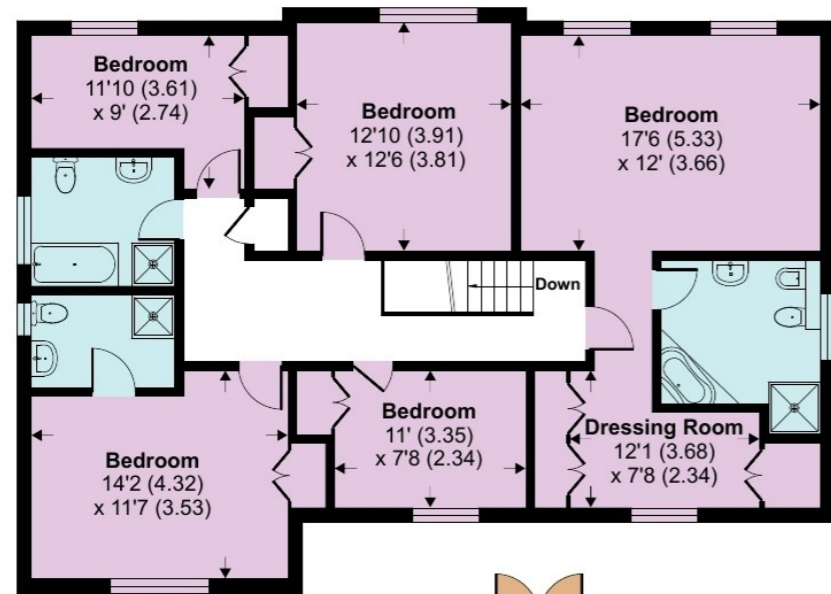


Pilgrims Way, Headley, Bordon, GU35

Approximate Area = 2974 sq ft / 276.2 sq m (includes garage)
Outbuilding = 87 sq ft / 8 sq m
Total = 3061 sq ft / 284.2 sq m
For identification only - Not to scale



Pilgrims Way, Headley, Bordon, Hampshire, GU35

Guide Price £895,000

A fantastic opportunity to acquire this generously proportioned five bedroom detached family home with four reception rooms and integral double garage.

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ACCOMMODATION

- Well presented family home
- Open plan kitchen/breakfast/orangery 'hub'
- Adjoining utility room
- Four reception rooms
- Principal bedroom suite
- Guest bedroom with en suite
- Three further bedrooms and family bathroom
- Integral double garage
- Private gated garden
- Close proximity to outstanding local schools and countryside walks

DESCRIPTION

Located in an attractive and semi rural position is this superb detached home with private landscaped garden, integral double garage and close proximity to countryside walks.

This family home is situated within easy reach of Headley, Arford and Grayshott villages and the immediate local area has been designated a Site of Special Scientific Interest.

Ground floor accommodation comprises large entrance hallway leading to a smart sitting room with feature fireplace, double doors leading to family/dining room with French doors to rear, study, downstairs cloakroom. Towards the rear of the house there is a large open plan kitchen/breakfast/orangery room which has been fitted with traditional cabinetry and has French doors to patio with adjoining utility room and backdoor to courtyard area and access to integral double garage.

Upstairs the principal suite has a dressing area and en suite



bathroom with separate shower. From the landing area there is a guest bedroom with en suite shower room and built in wardrobe, two further double bedrooms, one single bedroom and family bathroom.

Outside

The gated gardens are most private, fully landscaped and well screened throughout by mature bushes and plants. There is a good area of level lawn and the gardens have been well stocked by mature shrubs and plants. To the rear, the patio extends the length of the property, an ideal space for entertaining and there is a courtyard area and garden shed. To the front of the property is a large tarmac driveway with ample parking. A short walk from the house, there is access to Headley recreational ground with tennis courts, cricket ground and bowling green.

LOCATION

Occupying a convenient position within close proximity to the centre of the village, Headley is an attractive semi-rural village that has immediate vicinity to a convenience store, fuel station, newsagents, small delicatessen and doctors surgery. A short walk from the property there is the village of Arford which contains The Crown Inn. A short drive away is the village of Grayshott and the ever so popular Applegarth Farm which has a delightful farm shop, restaurant and cookery school.

A wide range of services and shops can be found in the nearby Grayshott such as Sainsbury's Local, Lloyd's pharmacy, butcher, wine shop, M&S, recreational ground. Larger stores, high street brands such as Waitrose and Tesco, and mainline stations can be found in Haslemere and Farnham. Access to the A3 with road connections to London, the South Coast and both London Airports, is only 3 miles away. Liphook train station is under 5 miles away which has direct access to London Waterloo. More comprehensive facilities are available in the towns of Haslemere and Farnham. There is a good choice of both state and private schools in the vicinity. There are many acres of fine countryside close at hand much under the ownership of the National Trust.

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

