



**Peter Leete  
and Partners**

ESTATE + AGENTS

**The Gables**

Downsview Road, Headley Down, Hampshire GU35 8JR

# The Gables, Alma Road, Headley Down, Hampshire GU35 8JR

Price: £780,000 Freehold



## SITUATION:

Located in a quiet road and built approximately 30 years ago. Headley Down affords a convenience store and petrol station with additional Budgens shop. The adjacent village of Grayshott enjoys more comprehensive shopping with nationally known supermarkets a range of independent retailers, café's restaurants and a public house. The A3 London to Portsmouth road is about 3 miles distant just beyond Grayshott. Haslemere (6 miles) offers a train service to Waterloo in approximately 50 minutes by way of South West Trains. Numerous beauty spots are within easy reach to include Waggoners Wells, The Devil's Punch Bowl, and the miles of National Trust land at the adjacent Ludshott Common being only a short walk away, (from the higher parts of which you can enjoy panoramic views over East Hampshire to the South Downs). The area has been designated a Site of Special Scientific Interest (SSSI) for its wildlife, and a Special Protection Area (SPA) for its birds. The immediate locality also enjoys specific protection by the planning authority which restricts plot sizes to no less than 1/6th acre, thereby preserving the density of development within the "Special Housing Area". There is sailing at Frensham Ponds and Golf is available at Liphook, Blackmoor and Hindhead. The main airports of Gatwick and Heathrow are 50 miles and 42 miles respectively with access to the M25 at junction 10 (25 miles). The A3 is 3 miles away affording dual carriageway road links to both London and South Coast. This in turn provides access to the M25 at Wisley (25 miles) and both the main airports of Heathrow (40 miles) and Gatwick (52 miles). State and private schools are well catered for with the former well served by Oakmoor in Bordon and Bohunt at Liphook, rated 'Outstanding' by Ofsted Buses serve Bordon, Farnham, Aldershot, Haslemere with onward connections to Guildford.

LOCAL AUTHORITY: East Hampshire District Council.

SERVICES: All main services.  
Solar Panels to offset electricity costs.

EPC Rating: C Council Tax: F

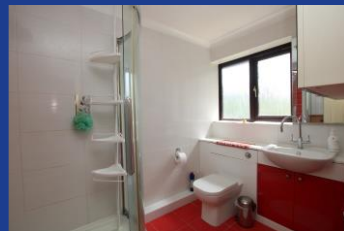
**DESCRIPTION:** The property forms a spacious family home with south facing rear gardens and a short walk of Ludshott Common (NT) this cul de sac location within the popular village of Headley Down.

Canopied entrance to Reception Hall, the hall affords access to each room. Living room being a large through room with dual aspect and patio doors to rear. The room affords a feature log burner. Kitchen/breakfast room, again generous proportions and with a well appointed fitted kitchen with both cream coloured wall and base units, the latter with an expansive worktop. With inset 1 ½ bowl stainless steel sink with mixer taps, water softener, inbuilt water filter and inset stainless steel Neff 5 ring gas hob unit with matching illuminated chimney over. Fitted eye level Neff double oven housing and both space and plumbing for washing machine and dishwasher. Central Island with matching base units incorporating retractable waste bins and separate vegetable rack. The units afford space for an American style fridge freezer flanked by pull out larder units. One wall unit houses the Worcester wall hung gas boiler. Separate wall programmer. Door to side aspect and views to the rear garden. There is a study/office to the front aspect with fitted shelving and a re-equipped cloakroom. The first floor landing is bright with access to each of the four bedrooms. The master bedroom has a full width comprehensively fitted wardrobe area with both hanging and shelving. Door to en-suite bathroom with re-equipped suite of modern bath with sperate shower unit over and with a fitted shower screen. Vanity unit with inset wash basin and low level WC. Bedroom 2 and 4 each have double wardrobes fitted. The family shower room is again re-equipped with an enclosed shower cubicle, washbasin and WC.

Exterior. The property affords a wide driveway with a tarmacadam finish and detached double garage with up and over door. Steps lead down to the canopied entrance porch and access to the rear can be via either flank wall. The rear garden is terraced with a patio area preceding the living room doors. The rear affords a high degree of privacy.

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

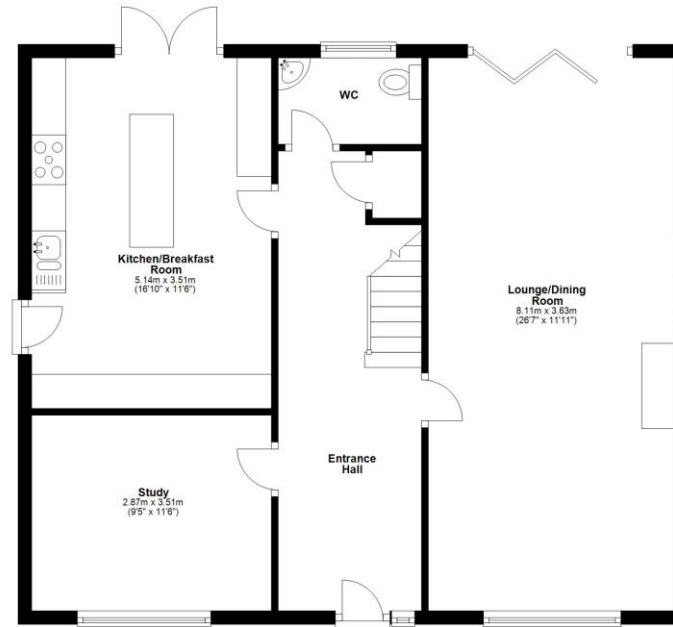




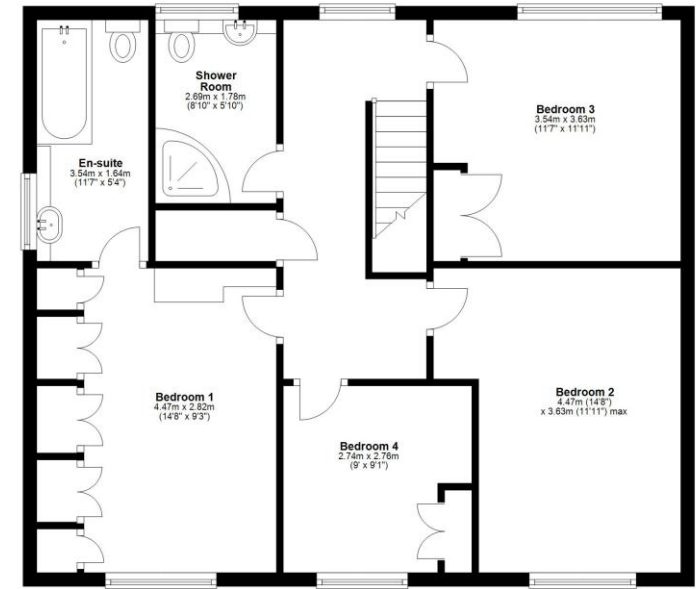
# The Gables Headley Down



**Ground Floor**  
Approx. 76.5 sq. metres (823.5 sq. feet)



**First Floor**  
Approx. 76.5 sq. metres (823.5 sq. feet)



Total area: approx. 153.0 sq. metres (1646.9 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. No guarantee of their operability can be given. Copyright 2024 Your EPC Plan produced using PlanUp.

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