



Old Halliwell, Churt Road, Headley Down, Hampshire GU35 8SR
Guide Price £975,000

CLARKE  GAMMON

OLD HALLIWELL CHURT ROAD HEADLEY DOWN HAMPSHIRE GU35 8SR

Guide Price £975,000 Freehold

An established detached period cottage dating back to the early 1900's with more recent additions. Tucked away in a semi-rural location with private gardens of 0.38 acres. The whole enjoys total privacy in this semi-rural location, yet convenient for all local amenities.

Old Halliwell is an intriguing, detached cottage, dating back to the early 1900's and has been the subject of modernisation and improvement over many years. The accommodation is flexible and caters for many needs. There is a spacious entrance hall which gives access to the main living space with an open fireplace and a useful study area. The dining room is of an excellent size, beyond which is the spacious kitchen/breakfast room with the feature being a substantial breakfast bar which seats six. There is a useful utility room and cloakroom off. Beyond the living room there is a further reception room which could easily double up as a guest bedroom suite as it is fitted with bedroom furniture which can be tucked away and there is an en-suite shower room. The principal bedrooms are found off the hallway, both are a good size, both are double aspect, and both have fitted wardrobes. Between the two bedrooms the family bathroom is found.

Outside and an undoubted feature of the cottage is the garage complex which offers an oversized double garage approximately 21.2 ft x 19.10 ft with twin roller doors, light and power. Adjoining the garage there is a useful self-contained home office with kitchen space and a cloakroom to the rear, which gives access the garaging. There is parking for at least three cars and there is a flight of steps which ascend to the cottage and gardens. The gardens enjoy total privacy and are laid to lawn with well-stocked colourful flower borders, there are established boundaries and two timber garden sheds. A feature is the summerhouse which extends to over 250 sq ft is well-equipped with a cloakroom and a veranda with views over the gardens. There is a full-width sun terrace.

- Tucked away location
- Flexible accommodation
- Living room with open fireplace & study area
- Dining room & large kitchen/breakfast room
- Utility room & cloakroom
- Family room/Guest bedroom suite
- Two/three bedrooms & bathroom
- Substantial summerhouse
- Oversized double garage & adjoining home office
- Private & sunny level gardens (0.3 of an acre plot)

CG LIPHOOK

2 MIDHURST ROAD, LIPHOOK, HAMPSHIRE, GU30 7ED

T: 01428 728900

E: liphook.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: East Hampshire District Council, Tax Band F









SITUATION


The property is tucked away in a semi-rural location close to the picturesque village of Headley which offers a newsagent, The Hollybush Public House, delicatessen and The Sun Inn in Arford. The larger and easier accessible towns and villages are at Haslemere, Liphook and Grayshott with mainline stations at Haslemere and Liphook access to London Waterloo on the Portsmouth line. For the golf enthusiast there are quality golf courses at Hindhead, Hankley Common, Liphook, Cowdray and Old Thorns Golf and Country Club. There is easy to access to many acres of National Trust common land and ideal walking on Ludshott Common.



DIRECTIONS

Directions to GU35 8SR – From the centre of Grayshott leave the village and proceed to the mini roundabout in Headley Down continuing over to the T-junction, directly ahead you will see The Mount, turn right into Churt Road continue where you will find Old Halliwell on the right-hand side.

Headley Village – 1.1 mile
Ludshott Common – 2.7 miles
Grayshott – 2.9 miles
Liphook – 4.2 miles
Haslemere – 6.7 miles
A3 Junction at Hindhead – 4.2 miles
Portsmouth – 29.3 miles
London – 48.2 miles

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

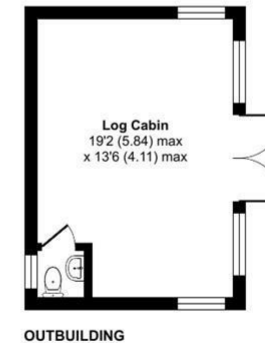
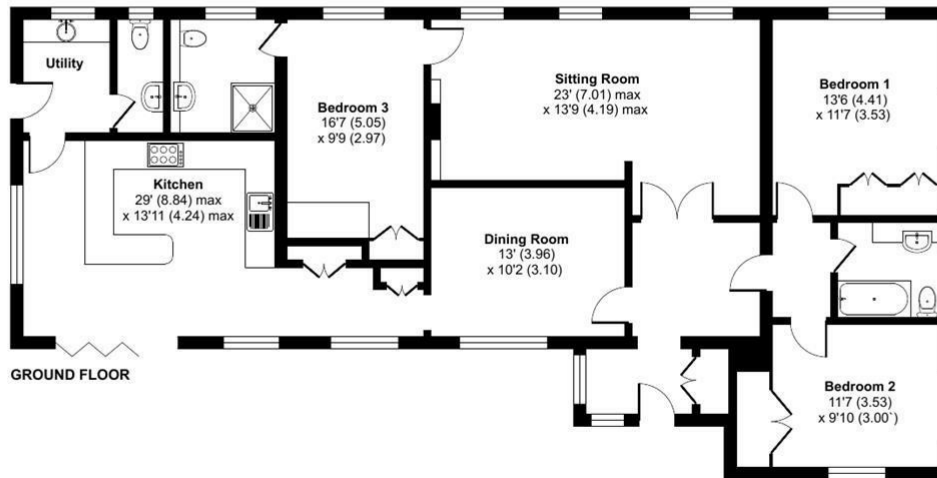
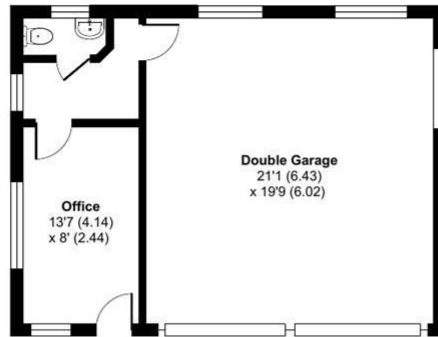
Churt Road, Headley Down, Bordon, GU35

Approximate Area = 2157 sq ft / 200 sq m (includes garage)

Outbuilding = 259 sq ft / 24 sq m

Total = 2416 sq ft / 224 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2022. Produced for Clarke Gammon. REF: 837614.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

