kelway law

Church Lane, Headley, Hampshire
GUIDE PRICE £525,000

Church Lane

At a glance:

- Detached chalet bungalow
- Four bedrooms
- Versatile reception accommodation
- Dual aspect sitting room
- Kitchen/breakfast room
- Dining Hall
- Sensational plot with studio
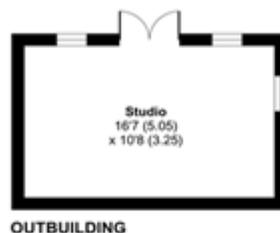- Ample parking and single garage

Sat on a delightful country lane this outstanding detached four-bedroom chalet bungalow offers pleasant accommodation encased in a sensational plot.

With versatility at the heart of this home, generously proportioned accommodation is apparent from the moment you walk through the door. The sitting room is bright and airy with a pleasant front aspect, the kitchen/breakfast room is to the rear of the property and is fully fitted with country style eye and base level units. The dining room is sat between both rooms and could be further utilised into either room. The ground floor further provides both the principal bedroom and bedroom four and is completed by the recently update family bathroom. The first floor provides two further bedrooms.
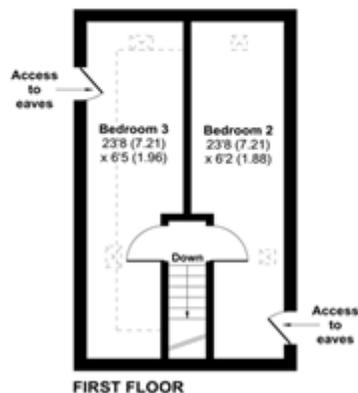
Outside the property comes into its own with a substantial and sensational plot, enclosed by a variety of hedging the gardens are mainly laid to lawn with rear offering a studio which works perfectly as a home office, artist studio or summer house.
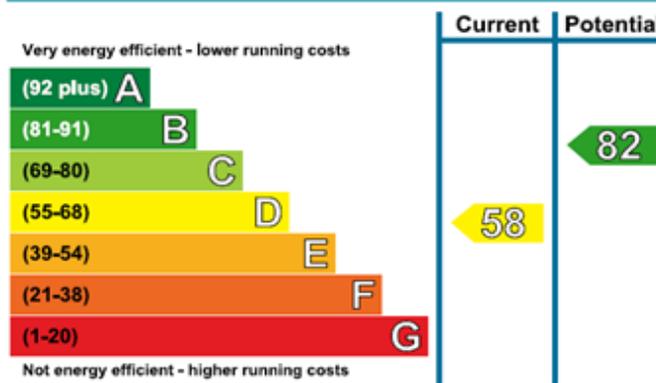
Approximate Area = 1462 sq ft / 136 sq m (includes garage)
Limited Use Area(s) = 62 sq ft / 6 sq m
Outbuilding = 177 sq ft / 16 sq m
For identification only - Not to scale

Denotes restricted head height

Kitchen / Breakfast Room
15'2 (4.62)
x 14'3 (4.34)

Dining Room
15' (4.57) max
x 9'8 (2.95)

Living Room
20' (6.10)
x 13' (3.96)

Studio
16'7 (5.05)
x 10'8 (3.25)

OUTBUILDING

Bedroom 1
12'5 (3.78)
x 11' (3.35)

Bedroom 4 / Study
7' (2.13)
x 7' (2.13)

Up

Garage
20'5 (6.22)
x 10' (3.05)

GROUND FLOOR

Access to eaves

Bedroom 3
23'8 (7.21)
x 6'5 (1.96)

Bedroom 2
23'8 (7.21)
x 6'2 (1.88)

Down

Access to eaves

FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Headley & Surroundings:

Located on the fringes of the South Downs National Park, Headley is within close proximity of acres of heath and common land in the ownership of the National Trust ideal for walking and relaxing.

The village itself provides a range of shops and facilities including doctor's surgery with pharmacy, delicatessen, newsagent and hairdresser alongside the popular village pub with nearby Lindford and Arford providing additional bistro pubs.

The nearby village of Grayshott hosts a larger range of shops, café's and facilities whilst more comprehensive facilities can be found in the nearby market towns of Farnham, Petersfield and Haslemere all within approx. 10 miles and all with mainline railway stations.

Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.