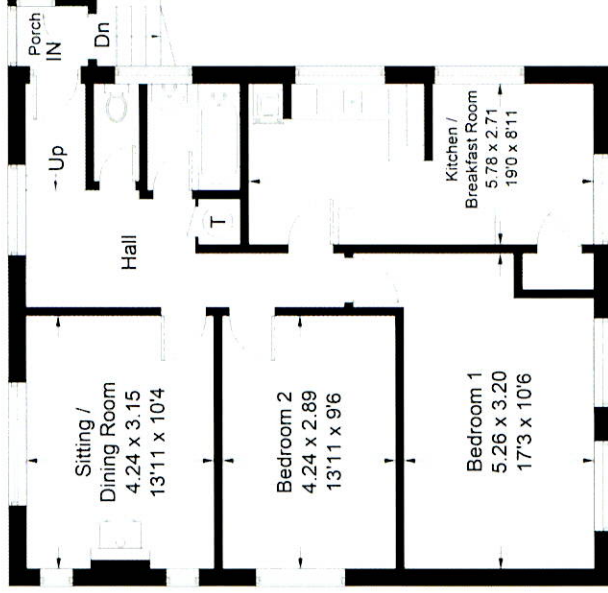


## Eddeys Lane, Headley Down

Approximate Gross Internal Area = 78.0 sq m / 839 sq ft



### First Floor

Illustration for identification purposes only, measurements are approximate.  
not to scale floorplansketch.com © (ID573657)

## SITUATION

Headley Down lies within easy reach of Liphook and Grayshott which have a good selection of shops (including Sainsburys) and excellent schools. The A3 at Hindhead provides access to London, the motorway network and the south coast. Main line rail connections can be found at Liphook and Haslemere which will take you to London Waterloo in around one hour. The National Trust owned Ludshott Common is on the door step and the whole area is surrounded by beautiful countryside including Waggoners Wells and the Devil's Punchbowl. There are excellent sports and recreation facilities nearby including Champneys Forest Mere, Grayshott Spa and golf courses at Hindhead and Liphook.

## EPC RATINGS

Shop/stores: C (66)  
Laundry Cottage: G (1/44)  
Myrabella: F (33/81)  
First Floor Flat: F (28/71)



## DIRECTIONS

From the Hindhead Tunnel (A3) take the exit signposted to Grayshott and follow signs to Grayshott. Proceed through the village and continue until reaching Headley Down where Eddeys Lane will be found on the left hand side shortly after Ludshott Grove. Headley Stores will then be seen on the left.

Viewings by confirmed appointment only although 'drive bys' can be undertaken at any time.

Grayshott 2.5 miles

A3 access at Hindhead 3.5 miles

Liphook 4 miles

Haslemere 5.5 miles

Farnham 9 miles

All distances approximate

# Myrabella, Eddeys Lane, Headley Down



Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft

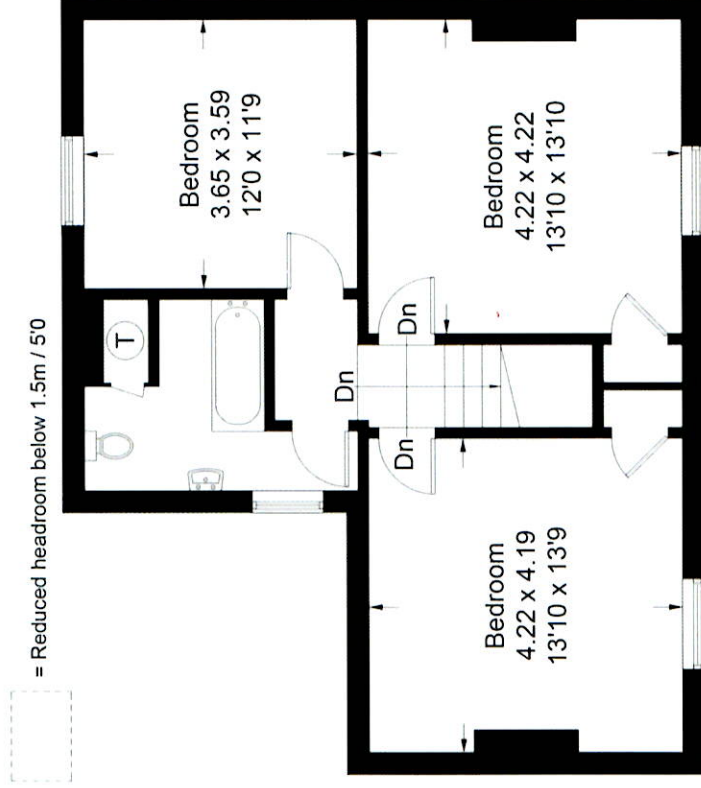
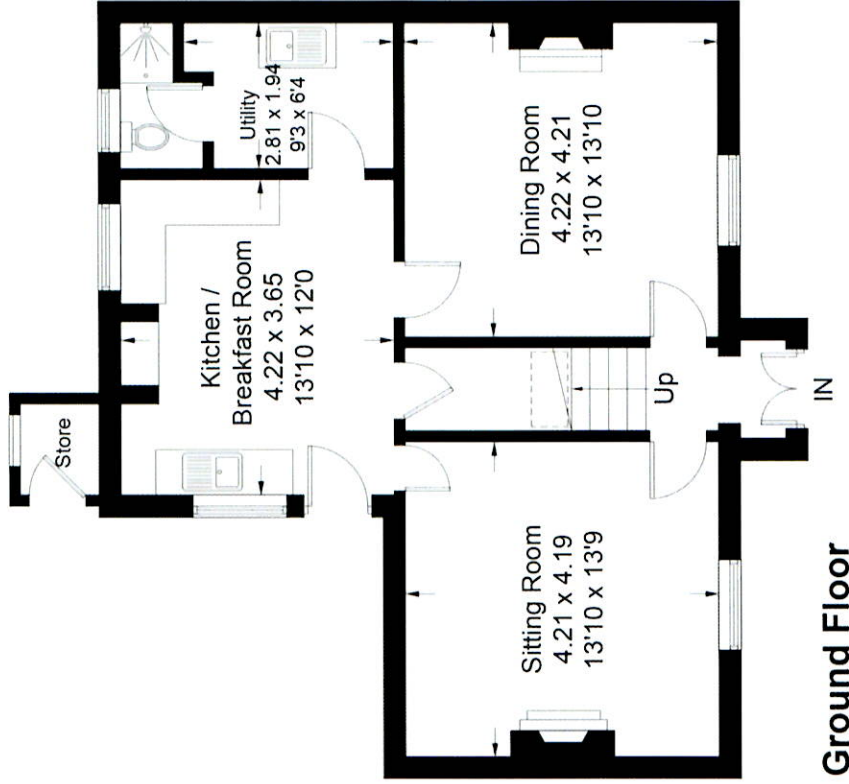


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## AGENT'S NOTE

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



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