



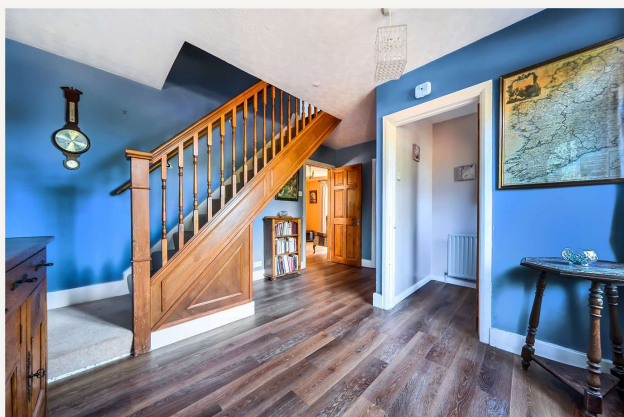
BEECH HILL, HEADLEY DOWN, HAMPSHIRE, GU35

£525,000 *Freehold*

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KEY FEATURES

- Attractive detached village home occupying a generous corner plot
- Excellent opportunity to modernise and enhance
- Three bedrooms and versatile family accommodation
- Sitting room, family room and conservatory
- Detached garage, driveway parking and useful outbuildings
- South facing rear garden with areas of lawn and terrace
- Centrally positioned within the village
- Close to renowned countryside and excellent A3 connections



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ACCOMMODATION

Homelands is an attractive detached family home occupying a prominent position within the heart of Headley Down. Having been enjoyed by the current owners for many years, the property now presents an excellent opportunity for a new owner to update and enhance the accommodation to their own specification.

The house offers well-balanced accommodation extending to approximately 1,188 sq ft, with a layout that is ideally suited to family life. A welcoming entrance hall provides access to the principal reception rooms, including a generous sitting room enjoying a pleasant outlook over the gardens and a separate family room which offers flexibility for a variety of uses. The adjoining conservatory provides additional living space and enjoys a delightful connection with the garden beyond.

The kitchen/breakfast room overlooks the rear garden and offers excellent potential for modernisation, while a cloakroom completes the ground floor accommodation. Throughout the property, a number of original features remain, including fireplaces, traditional joinery and generous room proportions, creating an excellent foundation for future improvement.

The first floor provides three well-proportioned bedrooms arranged around a spacious landing. The principal bedroom is particularly generous in scale, while the remaining bedrooms offer flexibility for family life, guests or home working. A family bathroom serves the accommodation.

Given the size of the plot and existing layout, purchasers may wish to explore options for extension or reconfiguration, subject to the necessary planning consents.

Outside

A particular feature of Homelands is the size of the plot, which offers exceptional value and considerable potential when compared with many similarly priced properties in the area.

To the rear, the garden is predominantly laid to lawn, bordered by mature hedging and established planting which provide both privacy and a pleasant backdrop throughout the seasons. Areas of terrace and hardstanding offer space for outdoor dining and entertaining, while the overall plot provides ample opportunity for landscaping or future enhancement.

The detached garage and adjoining outbuildings provide excellent storage and versatility, while the generous driveway offers ample parking for several vehicles.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: E
Is the property listed: Property is not listed

LOCATION

Homelands enjoys a convenient central position within Headley Down, a popular village surrounded by some of the area's most beautiful countryside.

The nearby Ludshott Common, Waggoners Wells, Frensham Great and Little Pond and The Devil's Punch Bowl are all within easy reach, offering miles of walking, cycling and outdoor pursuits through heathland, woodland and protected countryside. These much-loved beauty spots form a key part of the area's enduring appeal and provide an exceptional lifestyle for those who enjoy the outdoors.

Everyday amenities are readily accessible within the village, while the nearby centres of Grayshott, Liphook and Farnham offer a wider selection of shops, cafés, restaurants and services.

For commuters, the property is particularly well placed, with excellent access to the A3, providing convenient road connections to London, Guildford, Portsmouth and the South Coast. Mainline railway stations at Liphook and Haslemere offer regular services to London Waterloo.

The combination of village convenience, excellent communications and immediate access to some of Surrey and Hampshire's finest countryside makes this a highly desirable location for families, professionals and downsizers alike.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Beech Hill, Headley Down, GU35

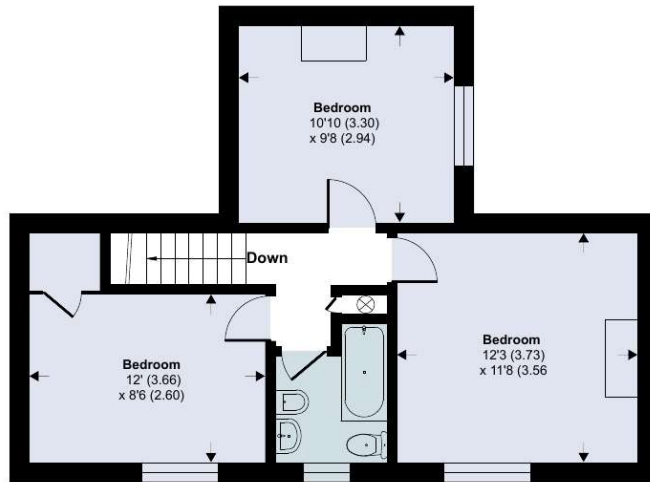
Approximate Area = 1188 sq ft / 110.3 sq m

Garage = 298 sq ft / 27.6 sq m

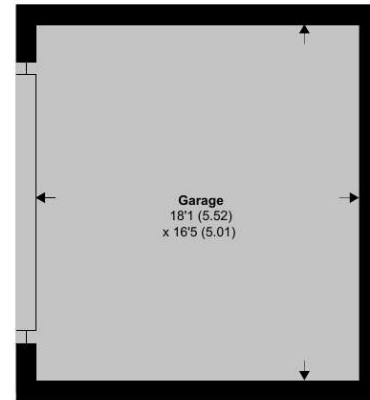
Outbuilding = 48 sq ft / 4.4 sq m

Total = 1534 sq ft / 142.3 sq m

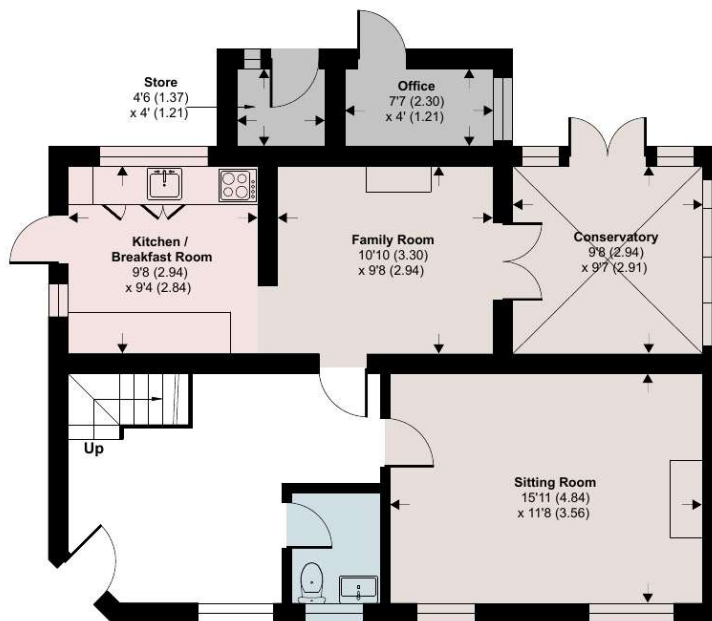
For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1499723

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