



BEECH HILL ROAD, HEADLEY, HAMPSHIRE, GU35

OIEO £1,350,000 *Freehold*



KEY FEATURES ACCOMMODATION

- Elegant Edwardian home (circa 1908)
- Superb open plan kitchen, dining and family space
- Beautifully proportioned sitting room with wood burning stove
- Generous, impeccably presented bedroom accommodation, including a principal suite with en-suite and fitted wardrobes
- Bathrooms finished with a thoughtful blend of classic detail and contemporary design
- Striking due south-facing garden, extensively landscaped with terrace, pergola and mature planting
- Detached double garage, ample parking and immediate access to surrounding woodland, highly regarded schools and local amenities



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ACCOMMODATION

Tree Tops is a beautifully composed and elegant family home, seamlessly blending period character with the ease and functionality of modern living. Dating from 1908, the house retains its inherent architectural charm, thoughtfully enhanced through high-quality updates and a refined decorative approach throughout.

The interiors are both beautifully balanced and filled with natural light, with a considered layout that flows effortlessly across the ground floor. A welcoming entrance hall sets the tone, leading through to a series of well proportioned reception spaces, each offering a distinct yet connected sense of purpose. The sitting room is particularly elegant, centred around a wood burning stove and enhanced by a calm, understated decorative palette, creating a refined and inviting atmosphere.

The heart of the home is the impressive open plan kitchen, breakfast and family space; a beautiful room designed for both relaxed living and entertaining. Anchored by a central island, bespoke cabinetry and a traditional AGA, the space offers generous areas for dining and informal seating, combining classic character with modern convenience. French doors onto the garden draw in natural light and create a seamless connection to the outside, resulting in a space that feels both expansive and effortlessly sociable.

Further reception space provides flexibility for everyday living, whether as a more informal snug room or quiet retreat, while a well appointed utility room and downstairs shower room/boot room are discreetly positioned to support the practicalities of modern life.



MATERIAL INFORMATION

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

Outside
The gardens are a true highlight of the property. Facing due south, they enjoy excellent sunlight throughout the day and have been carefully landscaped to create a series of inviting and well-balanced outdoor spaces.

A paved terrace immediately adjoining the house provides an ideal setting for outdoor dining, complemented by a charming pergola which adds both structure and character. Beyond, the garden opens into a generous expanse of lawn, bordered by mature planting and established trees, offering a high degree of privacy and a wonderful sense of seclusion.

To the front, the property is equally well presented, with a smart approach providing ample parking and access to the detached double garage, all framed by mature planting which enhances the sense of arrival.

LOCATION

Beech Hill Road is a highly regarded and attractive residential address, known for its individual homes and peaceful, leafy setting. The property enjoys immediate access to surrounding woodland, with renowned beauty spots including Ludshott Common, Waggoners Wells and The Devil’s Punch Bowl (National Trust) all within easy reach, offering exceptional opportunities for walking and outdoor pursuits.

The area is well served by a number of highly regarded schools, including St Edmund’s, Amesbury, Edgeborough and Bohunt School, making it particularly appealing for families.

Nearby towns such as Farnham, Liphook and Haslemere provide a good range of shops, restaurants and amenities, while mainline stations at Liphook and Haslemere offer regular services to London Waterloo, making the property well placed for both countryside living and commuting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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.



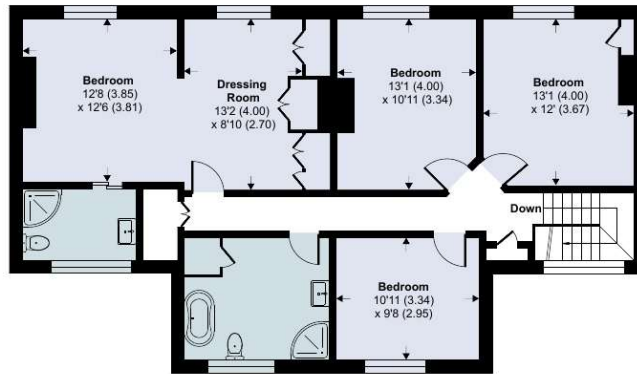
Beech Hill Road, Headley, GU35

Approximate Area = 2274 sq ft / 211.2 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 2530 sq ft / 234.9 sq m

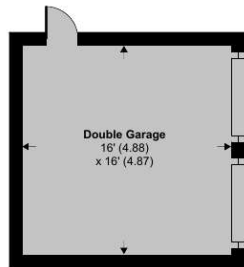
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FIRST FLOOR



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: 1471868

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