



HEADLEY HILL ROAD, ARFORD, HAMPSHIRE, GU35

£1,595,000 *Freehold*

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KEY FEATURES

- Detached family home set within over 2 acres of private grounds
- Beautifully refurbished and extended throughout
- Stunning vaulted kitchen/breakfast room with central island
- Elegant reception rooms including sitting room with wood burner
- Five double bedrooms and four bath/shower rooms
- Versatile guest wing with independent bedroom accommodation
- Mature gardens, woodland and extensive entertaining terraces
- Gated gravel driveway, ample parking and excellent communications



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ACCOMMODATION

Set behind electric gates and approached via a sweeping gravel driveway, this impressive, detached home occupies over two acres of private grounds, including an area of mature woodland, creating a wonderfully secluded setting.

Having been thoughtfully extended and comprehensively refurbished, the house seamlessly combines traditional architecture with elegant contemporary interiors. The accommodation is beautifully proportioned throughout, offering a natural balance between formal reception rooms and relaxed family living spaces.

At the heart of the home lies a superb kitchen/breakfast room, finished with bespoke cabinetry, a substantial central island and vaulted ceilings with exposed timbers and rooflights, creating a striking sense of space and light. French doors open directly onto the terrace and gardens beyond, providing an effortless connection between inside and out.

The principal reception rooms are equally impressive, including a generous sitting room centred around a fireplace with stone surround and wood-burning stove, alongside a separate family room. A welcoming central hall links the accommodation, enhancing the excellent flow throughout the house. Practical additions, including a pantry, laundry room and extensive storage, ensure the property is as functional as it is attractive.

Bedrooms & Bathrooms

The first floor provides well-balanced and adaptable accommodation, arranged around a spacious and light-filled landing. The principal suite enjoys a peaceful outlook over the grounds and benefits from a beautifully appointed en-suite shower room. Two further double bedrooms are served by a stylish family bathroom.

An attractive vaulted link, illuminated by a lantern roof light, connects the main house to a separate bedroom wing comprising two further double bedrooms, each with its own en-suite bath or shower room. Together with an adjoining laundry room and guest cloakroom, this versatile arrangement is ideally suited to visiting guests, older children, multi-generational living or secondary principal accommodation.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: D

Is the property listed: Property is not listed

Gardens & Grounds

The property sits within beautifully maintained and established grounds extending to over two acres. Predominantly laid to lawn and framed by mature trees and woodland, the gardens provide a wonderful sense of privacy and tranquillity.

Stone terraces adjoin the house and offer excellent spaces for outdoor dining and entertaining, while a mature wisteria draped across a pergola provides a particularly attractive focal point during the summer months. Beyond the formal gardens, the private woodland creates an idyllic natural backdrop and further enhances the feeling of seclusion.

To the front, the gated gravel driveway provides ample parking and a striking approach, completing what is a highly impressive family home in an exceptional setting.

Agent's Note

Planning permission was previously granted for a loft conversion and side extension. The permission has since expired, however prospective purchasers may wish to explore future potential, subject to obtaining the necessary consents. There are also timber framed double glazed windows throughout.

LOCATION

The property is situated along a private, unadopted section of Headley Hill Road, within the highly desirable hamlet of Arford, a sought-after village setting surrounded by some of Hampshire and Surrey's most attractive countryside.

Arford is home to the popular Crown Inn, while nearby Headley Village provides a range of everyday amenities including a village shop, GP surgery and further public house. The surrounding area is particularly renowned for its exceptional outdoor pursuits, with Ludshott Common, Frensham Ponds, and the South Downs National Park all within easy reach, offering miles of walking, riding and cycling routes.

A wider range of shopping, dining and leisure facilities can be found in the nearby villages of Grayshott and Liphook, as well as the Georgian market town of Farnham, renowned for its vibrant town centre and excellent amenities.

The property is particularly well positioned for commuters, with mainline stations at Bentley, Liphook, Farnham and Haslemere providing regular services to London Waterloo, whilst the A3 offers convenient road connections to London, Guildford, the M25 and the South Coast.

The area is also exceptionally well served by a number of highly regarded schools, including Highfield and Brookham, Edgeborough, Amesbury, Lord Wandsworth College, St Edmund's School and Charterhouse, making it an excellent choice for families seeking both a countryside lifestyle and outstanding educational provision.

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.



Pinehurst, Headley Hill Road, Arford, GU35

Approximate Area = 3285 sq ft / 305.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1492795

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