

Beech Hill Road, Headley, GU35

Approximate Area = 1353 sq ft / 125.6 sq m

Garage = 184 sq ft / 17 sq m

Total = 1537 sq ft / 142.7 sq m

For identification only - Not to scale



BEECH HILL ROAD, HEADLEY, HAMPSHIRE, GU35

Guide Price £650,000

A detached property offering flexible and modern accommodation that has been renovated and redecorated throughout, set in a secluded position.

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- ACCOMMODATION**
- Flexible family home
 - Open plan kitchen/breakfast room
 - Study and large utility room
 - Three double bedrooms
 - Peaceful and secluded setting
 - South facing rear garden and large courtyard
 - Close proximity to countryside walks
 - Fantastic location for exploring local beauty spots

DESCRIPTION

Hawthorns is immaculately presented and is ideally located on a quiet and secluded road. The property benefits from an extremely beautiful setting and the accommodation is generous throughout. Modernised and refurbished by the current owners, this property offers the next homeowner versatile accommodation.

Situated very close to Arford Common, the property comprises inviting entrance hallway leading onto a large dual aspect L shaped sitting room with wooden flooring and wood burning stove, recently fitted kitchen/breakfast room with French doors to courtyard, adjoining utility room, study/bedroom.

There is a principal bedroom with en suite shower room, a further two double bedrooms, modern family bathroom and a cloakroom.

Outside

To the front, the property is approached via a tarmac driveway which provides parking for several cars as well as access to the integral garage. Steps lead up to a generous decked terrace and the entrance to the property. To the rear, the beautiful garden faces in a southerly direction, which has been landscaped to provide a waterfall and pond



feature over a number of levels with Japanese inspired planting, a fenced in lawn and play area for children. There is a summerhouse and far reaching views.

LOCATION

Beech Hill Road is a smart residential road that boasts immediate access to local woodland which is ideal for walking, running and dog walking. Arford is an attractive semi-rural village that has immediate vicinity to a convenience store, fuel station, newsagents and small delicatessen. A short walk from the property is The Crown Inn. A short drive away is the village of Grayshott and the ever so popular Applegarth Farm which has a delightful farm shop, restaurant and cookery school.

A wide range of services and shops can be found in the nearby Grayshott such as Sainsbury's Local, Lloyd's pharmacy, butcher, wine shop, M&S, recreational ground. Larger stores, high street brands such as Waitrose and Tesco, and mainline stations can be found in Haslemere and Farnham. Access to the A3 with road connections to London, the South Coast and both London Airports, is only 3 miles away.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield | Council Tax Band F

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		