



FAIRVIEW ROAD, HEADLEY DOWN, HAMPSHIRE, GU35

Offers Over £700,000 *Freehold*



KEY FEATURES

- Highly sought-after location on The Downs
- Stunning open-plan living and entertaining space
- Self-contained annexe with studio and shower room; ideal for multi-generational living or home working
- Landscaped rear garden with large terrace
- Detached garage and ample driveway parking
- Close to Waggoners Wells and surrounding countryside
- Easy access to A3 for commuters
- Strong village community with excellent nearby schools



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ACCOMMODATION

Occupying a generous plot within The Downs, one of Headley Down's most sought-after residential settings, High Pines is an attractive and thoughtfully modernised family home that combines character, versatility and contemporary living.

The accommodation has been carefully reconfigured to create a layout ideally suited to modern lifestyles, with a natural flow between the principal living spaces and a strong connection to the gardens beyond. The sitting room forms the heart of the home, enjoying excellent proportions and opening seamlessly into the dining area, while bi-fold doors create a wonderful sense of light and space and provide direct access to the terrace, making it equally suited to everyday family life and entertaining.

The kitchen has been intelligently designed with a range of bespoke-style cabinetry, quality work surfaces and a traditional farmhouse sink, creating a practical and welcoming space with attractive views over the garden.

The first floor provides three well-proportioned bedrooms, including a principal bedroom enjoying a peaceful outlook over the surrounding grounds, all served by a stylishly appointed family bathroom.

Annexe

A notable feature of the property is the detached annexe, providing highly versatile ancillary accommodation arranged over two floors. Complete with its own shower room and studio-style bedroom, it lends itself perfectly to guest accommodation, multi-generational living, independent teenage space or a dedicated home office, offering flexibility rarely found in properties at this price point.

Outside

High Pines occupies a mature plot extending to approx. 0.25 acre, providing a wonderful balance of lawn, established planting and private outdoor space.

The rear garden has been thoughtfully landscaped to create a series of areas for both relaxation and entertaining. A substantial stone terrace spans the rear of the house, providing ample space for outdoor dining and seating, while the lawn beyond is framed by mature borders and established trees, creating an attractive backdrop and a high degree of privacy. There is also a 4m x 3m shed with concrete base.

To the front, a generous driveway provides ample parking and leads to a detached garage, enhancing both the practicality and overall appeal of the property.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: East Hampshire District Council - F
EPC rating: E
Is the property listed: No

LOCATION

Headley Down offers a wonderful sense of village community, with a range of local amenities close by, including shops, pubs, and excellent schools such as Applegarth Farm School.

For those who enjoy the outdoors, the property is ideally positioned for access to some of Surrey and Hampshire’s most beautiful countryside. Waggoners Wells is just moments away, offering stunning lakes, woodland walks, and open heathland - perfect for walking, cycling, or simply unwinding in nature. Nearby Luff’s Farm is another local favourite, known for its scenic setting and rural charm.

The area is also recognised for its notably cleaner air and peaceful environment, making it particularly appealing for families seeking a healthier pace of life. Despite its idyllic setting, the property remains well-connected. The A3 is easily accessible, providing excellent links to London, Guildford, and the south coast—making this an ideal location for commuters who want to escape the city without sacrificing convenience.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 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.



Fairview Road, Headley Down, Bordon, GU35

Approximate Area = 1243 sq ft / 115.4 sq m

Garage = 194 sq ft / 18 sq m

Annexes = 352 sq ft / 32.7 sq m

Total = 1789 sq ft / 166.1 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). © nctechcom 2026. Produced for Winkworth. REF: 1466580

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