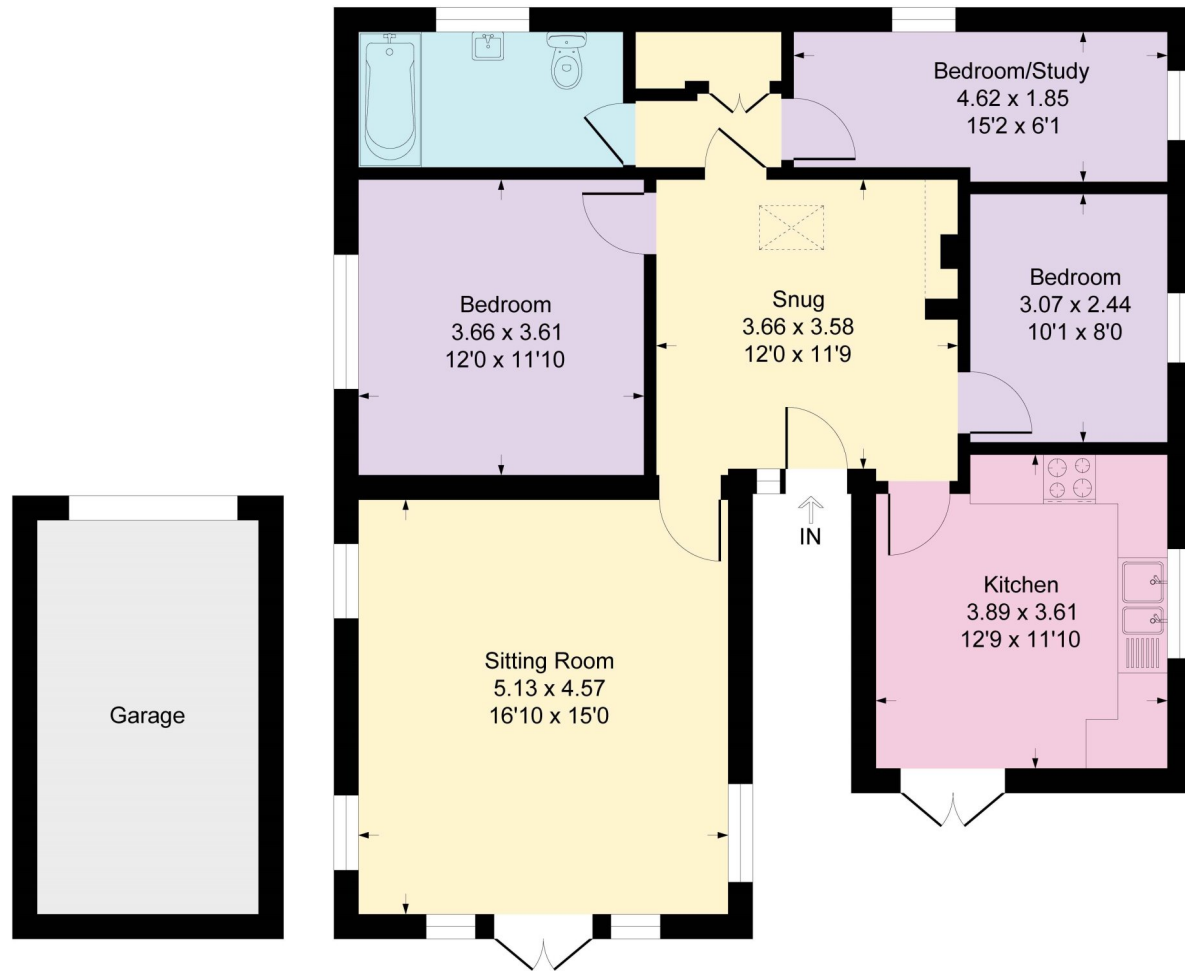


Beech Hill Road GU34

Approximate Gross Internal Floor Area = 92.7 sq m / 998 sq ft



Garage

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Beech Hill Road, Arford, Headley, GU35

Guide Price £625,000

Charming cottage providing a balanced blend of character and contemporary accommodation, set in a secluded plot of 0.25 acres.

Tel 01252 733042

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99 West Street, Farnham, GU9 7EN

Winkworth

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Winkworth

ACCOMMODATION

- Charming cottage
- Two reception rooms and study
- Three bedrooms
- Peaceful and secluded setting
- Close proximity to countryside walks
- Approximately 0.25 acres
- Fantastic location for exploring local beauty spots

DESCRIPTION

This charming cottage is believed to date back to late 1800's with later additions in 1980's and more recently in 2007 by the current owner.

Whistledown 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. Regularly updated by the current owner, this characterful property offers the next homeowner versatile accommodation.

Situated opposite Arford Common backing onto private woodland, the property comprises large and bright entrance hallway/snug with wooden flooring and wood burning stove, large kitchen/breakfast room with hand painted shaker kitchen cabinets, wooden flooring, integrated appliances and French doors onto patio with garden views, impressive sitting room with fireplace, French Oak flooring and French doors to garden.

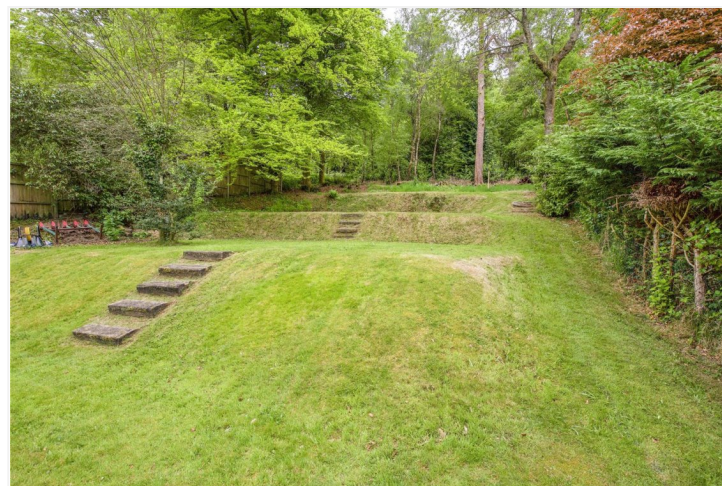
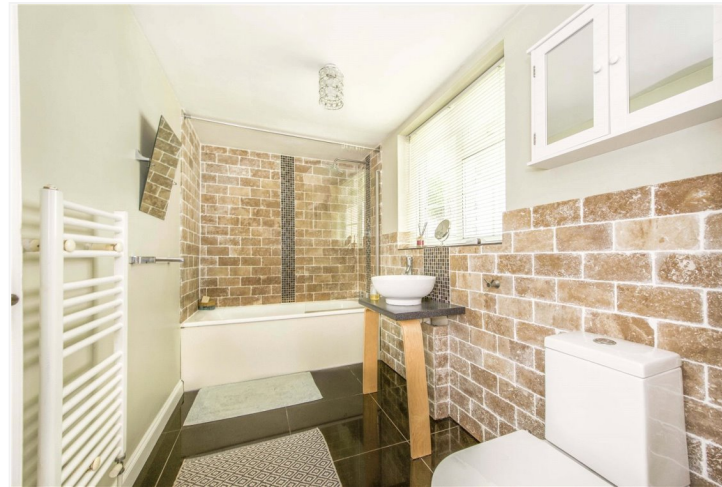
There is a principal bedroom, further double bedroom and single bedroom/study. The property has recently been redecorated to excellent standard in a tasteful Farrow and Ball colour palette. There is a porcelain and marble tiled family bathroom with underfloor heating.

Outside the beautiful rear garden faces in a south-westerly direction and is mainly laid to lawn with an array of shrubs and bedding plants. There is a large sunny patio and entertainment area, single garage and a newly tarmacked driveway with space for several vehicles.

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

Hampshire County Council, Winchester

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	