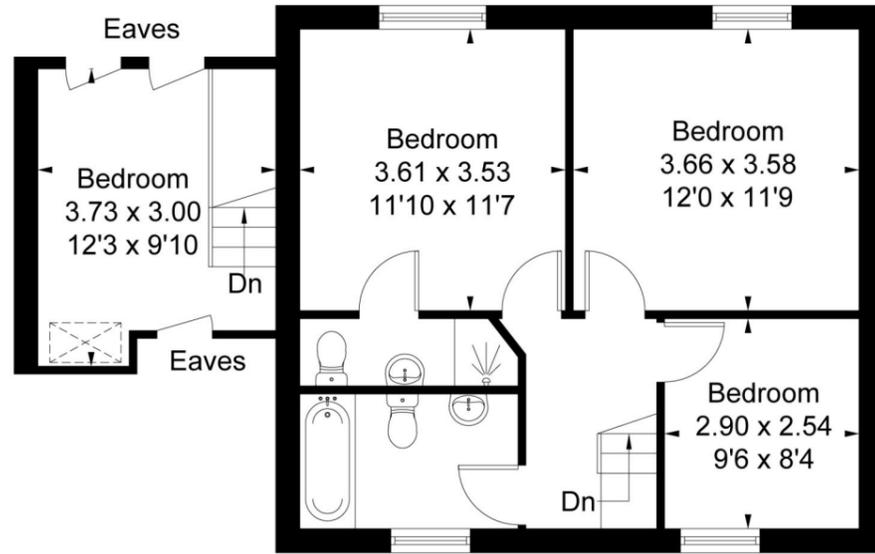
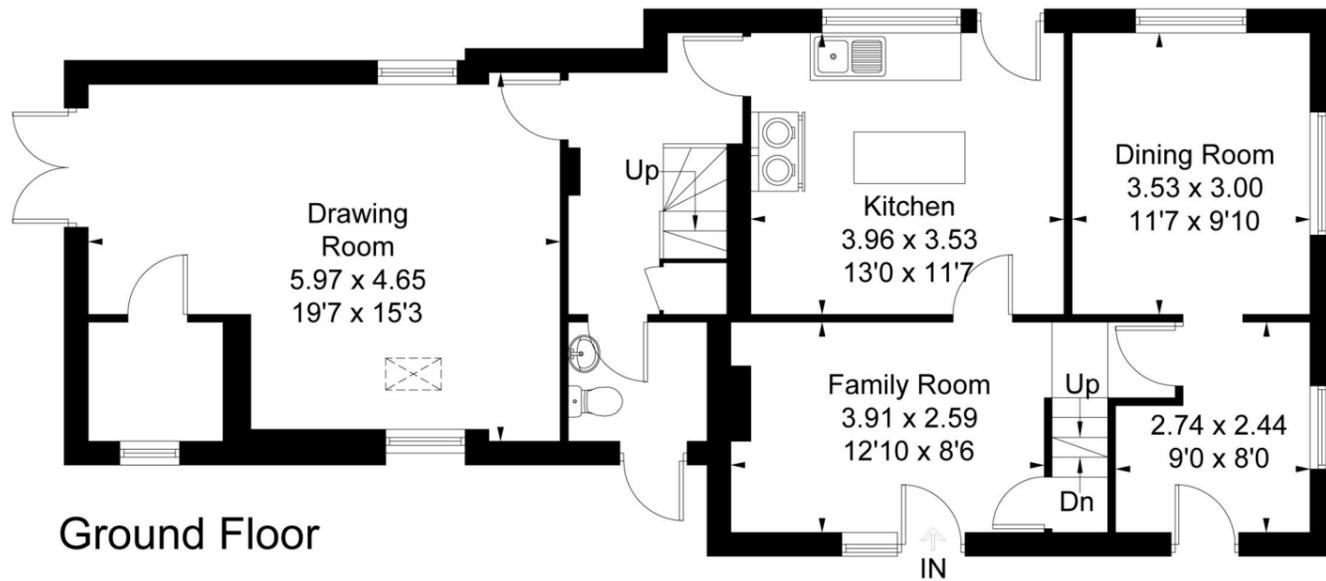


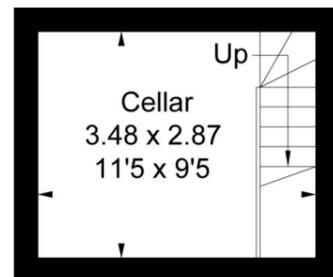
Approximate Floor Area = 156.6 sq m / 1686 sq ft



First Floor



Ground Floor



Cellar



High Street, Headley, Hampshire

Guide Price £675,000

An exciting opportunity to acquire this stunning Grade II Listed detached family home, situated in this very popular Hampshire village.

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Email Farnham@winkworth.co.uk
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Winkworth

ACCOMMODATION

Master Bedroom with Ensuite Shower Room, 2 Bedrooms, plus a further Loft Style Bedroom, Bathroom, Drawing Room, Dining Room, Family Room, Kitchen, Study, Cloakroom, Lobby, Cellar, Garden and Off Street Parking.

DESCRIPTION

Entering this delightful property via the front entrance provides access to the principle reception rooms. There are countless period features including beamed ceilings and walls, sash windows and a vaulted ceiling. The dining room which boasts double aspect overlooking the front of the property. The family room can be accessed from here benefitting from a character fireplace with bressumer beam and bread oven and a door to the garden. A door leads to the cellar with light and power. The kitchen is in keeping with its period features and has beautiful sash windows and a part glazed door that leads to the cottage garden with raised fruit and vegetable beds. A Rayburn set within an inglenook which provides the heating and hot water, a range of shaker style units, integral dishwasher, American fridge freezer and a central island all set under blue pearl granite. Through the kitchen is a stunning triple aspect reception room with vaulted ceiling offering a great family/living space with French doors leading to the garden. There is also an office and cloakroom with space for washing machine. A second staircase leads to a minstrel gallery overlooking the reception room currently being used as bedroom 4.

To the first floor, a small landing provides access to the master bedroom boasting an en-suite together with a wet room style shower enclosure, hand basin and WC. Two further bedrooms may also be found to the first floor. The family bathroom benefits from a stunning period slipper bath with ball and claw feet and telephone style shower mixer tap, sink, WC, heated towel rail and views over the gardens.

OUTSIDE

The property has brick and gravel paths meandering around the house. To one side is the kitchen garden including raised vegetable, fruit and herb beds, and an area to keep chickens. The remaining gardens are laid mainly to lawn with mature trees and shrubs surrounding the borders, within the garden is a covered well and shed and a wonderful circular terrace which is ideal for outside entertaining. There is a gravelled area allowing parking for several cars.

Wakefords is steeped with local history and set in the heart of Headley. It was once the Holly Bush Inn and accommodated William Cobbett in 1822 on one of his rural rides from Greatham to Thursley, and



subsequently came under the ownership of Mr Wakeford, the butcher, from whence the property derived its name.

LOCATION

Headley has a sports ground with pavilion and tennis club and, in addition, offers a wealth of community sports and social activities. It has an excellent local pub, The Crown, a newsagent and delicatessen along with a doctors surgery/pharmacy in Headley. Grayshott Village offers a wider range of facilities whilst high street shopping and main line stations can be found at Farnham and Haslemere. Communications are excellent with the A3 providing good access to the M25, M27 and the national motorway network as well as Heathrow, Gatwick and Southampton airports. There are excellent state and independent schools in the area, including Grayshott Primary, St.Edmunds, Amesbury, Churchers College, Edgeborough, and Frensham Heights. The local area has plentiful surrounding woodland with Arford Common within close walking distance and Ludshott Common, The Golden Valley, Frensham Ponds etc all within a short drive. www.headley-village.com www.grayshott.com

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

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