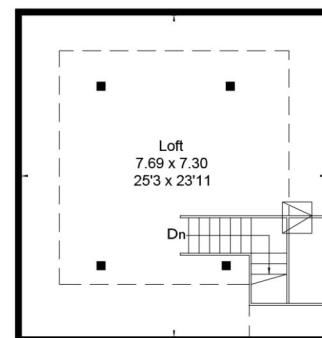
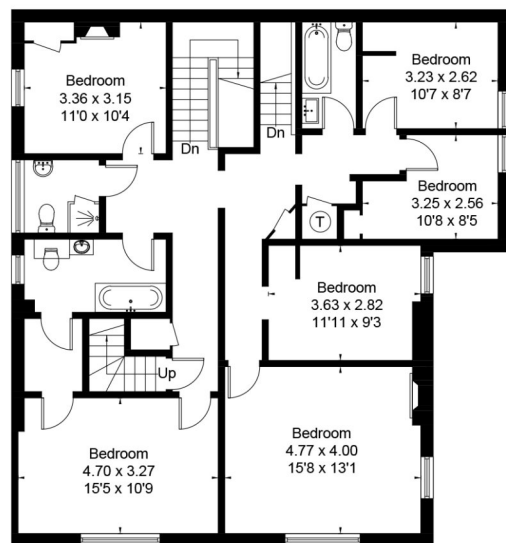
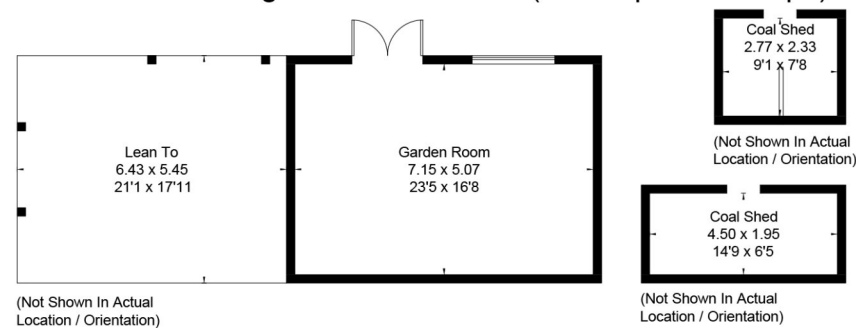


Approximate Area = 411.0 sq m / 4424 sq ft
 Cellar = 22.7 sq m / 244 sq ft
 Garden Room = 36.1 sq m / 388 sq ft
 Total= 469.8 sq m / 5056 sq ft
 (Including Loft / Excluding Sheds / Lean To)
 Including Limited Use Area (29.0 sq m / 312 sq ft)



First Floor

Second Floor

□ Reduced head height below 1.5m



Beech Hill House, Beech Hill Road, Headley, GU35

Offers in excess of £1,100,000

A beautiful Victorian attached period house dating from around 1879 in need of some updating, set within 6 acres of stunning park like grounds, including wooded areas and paddocks.

Tel 01252 733042

Email Farnham@winkworth.co.uk

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Winkworth



ACCOMMODATION

Five Bedrooms, 3 Reception Rooms, 3 Bathrooms, Outbuilding, Tennis Court, Garage, 6.5 Acres

DESCRIPTION

The property is approached via a gravel drive leading to a turning area with parking for several cars, a carport and studio. The gravel path leads to the property that is set within 6 acres of glorious mature parklike gardens. One enters through a part glazed door to the entrance lobby with quarry tile flooring. From here a door leads to the dining room with period fireplace, picture rails and period alcove shelving features, and a staircase leading to the first floor. From the dining room a door leads to a grand drawing room with period fireplace and mouldings to ceiling, large ceiling beam and oak floors. A stunning bay window overlooking the gardens with seating area and door to terrace. A door leads through to an inner hallway with second staircase to first floor with storage under. From the hallway and through to the sitting room which has a beautiful dated “1879” period fireplace with surround, large ceiling beam and French doors opening in to a loggia with terrace and overlooking the grass tennis court / croquet lawn. From the sitting room a door leads to a study with a log burner and a door to the gardens. A further study/bedroom with shower room and separate WC and the rear lobby with door to garden. From the inner lobby is a pantry with trapdoor leading down to the cellar with original brick arched features and the rear kitchen with a wood fired Rayburn, electric oven, electric hob and a range of floor and wall units along with a sash window overlooking the garden. From the other side of the entrance lobby is a hallway leading to a shower room and into the second kitchen housing a wood burning Rayburn, electric oven and range of floor units, a large pantry and door to the garden.

From the second staircase which leads to the landing there is a master bedroom with dual aspect sash windows enjoying beautiful views over the garden and woods with a period decorative border above the picture rail, five further bedrooms featuring period fireplaces and sash windows. A Family bathroom with shower over the bath, wc and basin and separate family shower room also with wc and basin. From the hallway a staircase leads to the fully boarded Attic room.



OUTSIDE

The property is set within a stunning six acre plot made up of mature woodlands, paddocks and, lawned areas. There are meandering walks around, an orchard with apples and a pear tree, two paddocks, a lawn that was once a grass tennis court but is currently used as a croquet lawn. Within the grounds are also the ruins of an ice house and a small cottage that we believe was once the Scout Hut visited by Robert Baden-Powell. There are several sheds, a Rhino Greenhouse and a log cabin.

LOCATION

The property is conveniently located in the delightful and picturesque hamlet of Arford situated on the fringes of Headley and Headley Down, a highly sought after location. Access to Arford Common is within walking distance and offers 40 acres of woodland for the keen walker, runner or dog walker. Arford also contains a highly recommended local Inn. Grayscott is close by providing a range of local amenities. A more extensive range of shops and amenities can be found in Haslemere, Liphook, Farnham, Godalming and Guildford; all of which have main line stations with access to London Waterloo in less than one hour. The A3 tunnel is within four miles providing access to London, the Coast and the M25. Ludshott Common, Alice Holt Forest and Frensham Common are all located in close proximity enabling a range of outdoor pursuits including walking, riding and sailing. Airports is within a few miles.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	