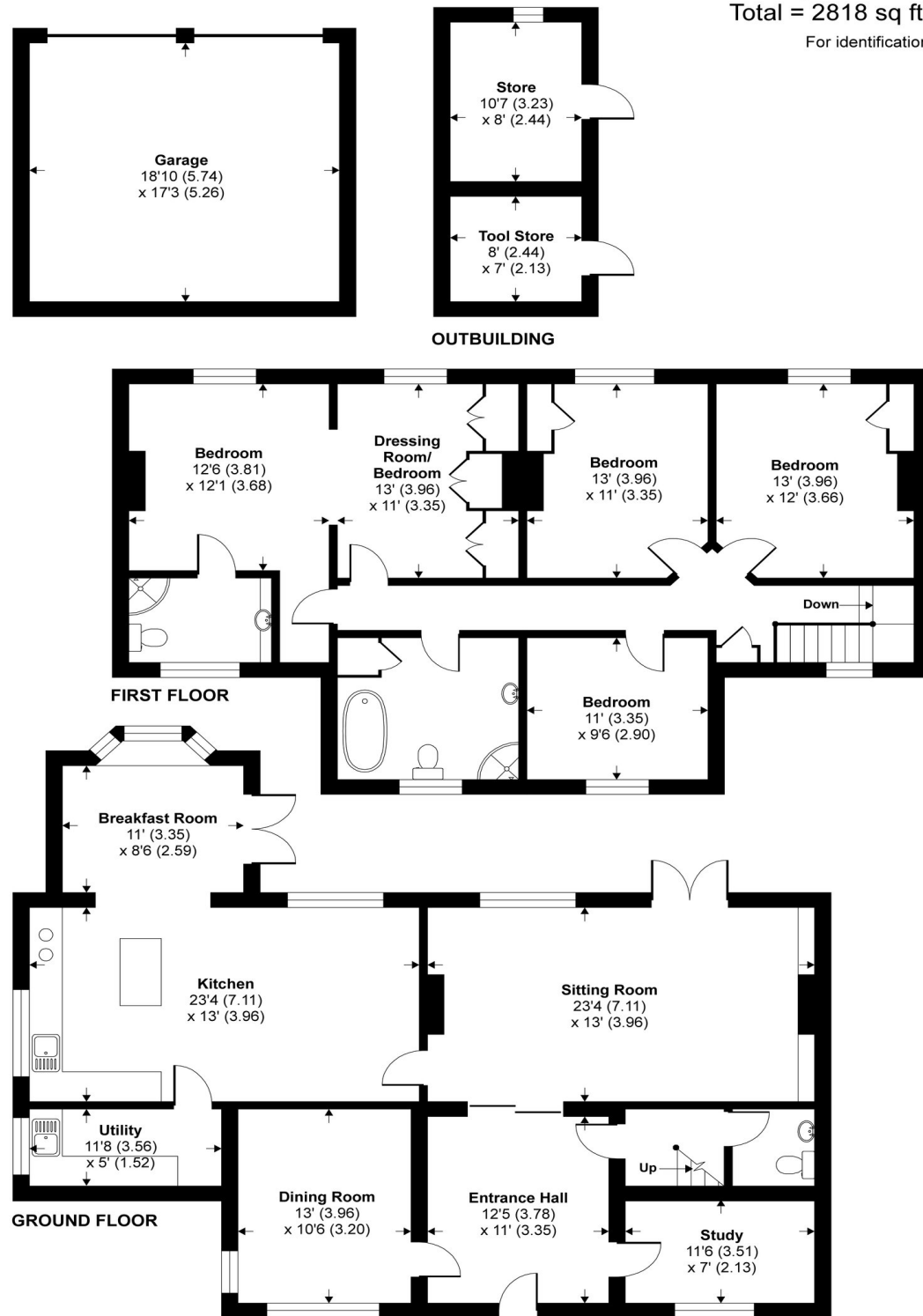




# Beech Hill Road, Headley, GU35

Approximate Area = 2343 sq ft / 217.6 sq m  
Garage = 326 sq ft / 30.2 sq m  
Outbuilding = 149 sq ft / 13.8 sq m  
Total = 2818 sq ft / 261.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 745748

## Beech Hill Road, Headley, GU35

Guide Price £1,200,000

This charming detached home dates from approximately 1908 and offers a wealth of character features, well-appointed accommodation and original fireplaces throughout.

**Tel 01252 733042**  
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**ACCOMMODATION**

- Charming home
- Four reception rooms
- Hub kitchen/breakfast room with central island
- Immaculately presented
- Due south facing rear garden
- Double garage and outbuilding
- Immediate access to footpaths
- Walking distance to Arford village

**DESCRIPTION**

This charming detached home dates from approximately 1908 and offers a wealth of character features, well-appointed accommodation and original fireplaces throughout.

Entering the property via a smart porch, there is a large welcoming entrance hall that immediately sets the tone with wide engineered oak flooring. Towards the back of the ground floor there is the 'hub of the home' kitchen/breakfast room and dining area, which has farmhouse styled units, central island, two-oven Aga and leading off the kitchen is a generous utility room. Adjacent, there is a spacious sitting room with wood burning stove and patio doors to garden as well as dual aspect dining room, study room, downstairs cloakroom.

Upstairs the principal bedroom has views onto the south facing garden and consists of dressing room/bedroom and en suite shower room. Furthermore, there are three double bedrooms, two with fitted wardrobes and original fireplaces, and large family bathroom with its attractive free standing bath and separate shower. A useful loft space provides further storage.

**OUTSIDE**

The property is set back from the road and is approached via a sweeping gravelled driveway with parking for several vehicles and detached double garage. Towards the rear there is a delightful patio that extends the length of the property and the south facing garden is mainly laid to lawn with delightful, well-stocked flowerbeds and a good variety of shrubs, mature hedges and trees that provide ideal screening. There is also a brick built outbuilding that could be converted into a home office, storage shed, vegetable garden and double length greenhouse.

**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. Headley 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 there is the village of Arford which contains 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

**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	