



FURZE VALE ROAD, HEADLEY DOWN, HAMPSHIRE, GU35

£975,000 *Freehold*



KEY FEATURES

- Impressive family residence extending to approx. 2,650 sq ft
- Striking double height reception hall with galleried landing
- Three generous reception rooms and study
- Superb kitchen/breakfast room with separate utility room

- Four bedrooms, including an impressive principal suite with dressing room
- Three bath/shower rooms
- Double garage and extensive driveway parking
- Private family garden within a highly regarded residential setting



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ACCOMMODATION

Occupying a secluded position within one of Headley Down's most desirable residential roads, Winsford House is an impressive, detached family home offering over 2,650 sq ft of well balanced accommodation, combining excellent proportions with a practical family layout.

A particular feature of the property is the welcoming reception hall, where a double-height ceiling and galleried landing create an immediate sense of space and arrival. From here, the accommodation flows naturally to a series of well proportioned reception rooms, offering flexibility for both formal entertaining and everyday family life.

The sitting room is an elegant and generously proportioned space, centred around a feature fireplace and enjoying direct access to the garden. A separate dining room provides an ideal setting for entertaining, while a family room offers a more relaxed secondary reception space. In addition, a study provides an ideal home office, increasingly valuable for modern lifestyles.

The kitchen/breakfast room forms the heart of the home and is fitted with an extensive range of cabinetry, granite work surfaces and a range cooker. Designed with both practicality and family living in mind, the space is complemented by a separate utility room and adjoining garden room.

Arranged around an impressive galleried landing, the first floor offers generous and beautifully proportioned bedroom accommodation. The principal suite provides a luxurious retreat, featuring a spacious bedroom, dressing room and en suite bathroom. Two further double bedrooms benefit from en-suite shower rooms, while a fourth bedroom is served by the family bathroom. Together, the accommodation is ideally configured for modern family life, whilst offering excellent flexibility for guests and multi-generational living.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G
EPC rating: D
Is the property listed: Property is not listed

Outside

To the front, Winsford House is approached via a generous gravel driveway providing ample parking for several vehicles and access to the attached double garage. Mature trees and established planting create an attractive setting and enhance the property's sense of privacy.

The rear garden has been designed with family enjoyment in mind, comprising a large area of level lawn complemented by extensive paved terraces ideal for outdoor dining and entertaining. The garden is well enclosed with mature boundaries and benefits from a pleasant wooded backdrop, creating a private and peaceful environment throughout the year.

The combination of generous outdoor space, mature surroundings and excellent entertaining areas makes the garden a natural extension of the house and perfectly suited to modern family living.

LOCATION

This home enjoys a highly convenient position within Headley Down, surrounded by some of the area's most celebrated countryside. Beauty spots including Ludshott Common, Waggoners Wells, Frensham Great and Little Pond, and The Devil's Punch Bowl are all within easy reach, providing miles of walking, cycling and riding through heathland and woodland.

The nearby villages of Headley and Grayshott offer a range of everyday amenities, whilst the Georgian market town of Farnham provides a more extensive selection of shops, restaurants, cafés and leisure facilities.

The area is particularly well regarded for its schooling, with a number of highly regarded independent and state schools nearby, including Amesbury, Highfield & Brookham, Edgeborough, Churcher's College, St Edmund's School and Bohunt School.

For commuters, the property is exceptionally well placed with convenient access to the A3, providing direct connections to London, Guildford, Portsmouth and the South Coast. Mainline railway stations at Liphook and Haslemere offer regular services to London Waterloo.

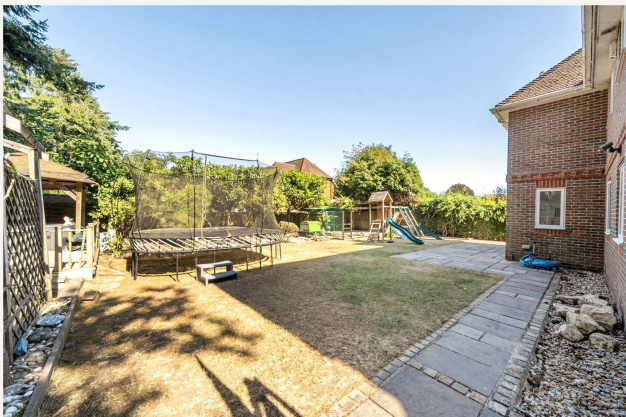
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.



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Approximate Area = 2320 sq ft / 215.5 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Garage = 322 sq ft / 29.9 sq m

Total = 2653 sq ft / 246.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Winkworth. REF: 1497967

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