

# Beech Hill Road, Headley, GU35

Approximate Area = 1284 sq ft / 119.2 sq m  
 Outbuildings = 194 sq ft / 18 sq m  
 Total = 1478 sq ft / 137.2 sq m  
 For identification only - Not to scale



## BEECH HILL ROAD, HEADLEY, HAMPSHIRE, GU35

Guide Price £750,000

Charming cottage providing a balanced blend of character and open plan living accommodation, set in a secluded plot of approx. 0.25 acres.

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**ACCOMMODATION**

- Charming home
- Open plan kitchen/breakfast/living room
- Study and snug room
- Vaulted ceilings
- Peaceful and secluded setting
- Close proximity to countryside walks
- Approximately 0.25 acres
- Fantastic location for exploring local beauty spots

**DESCRIPTION**

Yew Tree Cottage 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. Modernised and refurbished by the current owners, this characterful property offers the next homeowner versatile accommodation.

The property formed a pigsty around 200 years ago and this charming home now offers some wonderful open plan living accommodation.

Situated opposite Arford Common backing onto private woodland, the property comprises inviting entrance hallway leading onto a recently fitted kitchen/breakfast/living room 'hub' with large central island, incredible vaulted ceiling, bi folding doors, French doors to patio, bay window, utility area and understairs storage. There is a downstairs study room, snug/bedroom with French doors to patio and recently fitted downstairs shower room.

On the first floor there are two large double bedrooms, one with built in wardrobes, airing cupboard and newly fitted family bathroom.



**Outside**  
To the front, the property is approached via a gravelled driveway which provides parking for several vehicles cars. To the rear, the beautiful garden faces in a south-westerly direction and is mainly laid to lawn with an array of shrubs and bedding plants. There is a full width patio, an ideal sun trap with steps bordered by a rockery beautifully stocked with a variety of flowers and shrubs, two garden sheds and a workshop/office which has power. The lawn continues up until it meets the woodland at the rear and is enclosed either side by mature hedging.

**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**

East Hampshire District Council, Petersfield | Tax Band E

**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>		
(55-68)	<b>D</b>	<b>63</b>	<b>76</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	