



Arford House, Bowcott Hill, Hampshire

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BNP PARIBAS GROUP

Arford House Bowcott Hill, Hampshire GU35 8DF

An elegant and substantial wing of a Grade II listed Georgian country house with delightful private gardens of just under 0.8 acres.

Haslemere mainline station 7.2 miles (55 minutes to London Waterloo), Haslemere town centre 7.6 miles, Farnham 8 miles, A3 3.3 miles, Central London 48 miles

Reception hall | Drawing room | Orangery
Study/Snug | Dining room | Kitchen | Utility
Boiler room | Cloakroom | Principal bedroom
with en suite bathroom | 4 Further bedrooms
Family bathroom | 2 Shower rooms | Store
Garage | Garden | EPC rating D

The property

Arford House is a beautifully proportioned Grade II listed Georgian property, discreetly attached and offering more than 4,000 sq. ft of elegant, refined living space across three levels.

The impressive reception hall provides a fitting welcome to this stylish home, with its turned staircase and wooden floorboards, leading to the 29ft dual aspect drawing room with wooden floorboards and fireplace with woodburning stove. Double doors lead to the beautiful orangery and this superb entertaining space benefits from a south-facing aspect and welcomes plenty of sunlight through five sets of French doors. At the heart of the home is the bespoke fitted kitchen with central island, stylish quartz worktops, Aga and marble splashbacks, with step down to the formal dining room with flagstone floor. There is a further reception area on the lower ground level in the form of the study/snug and utility room on the ground floor level.

On the first floor, with feature round window, the principal bedroom boasts a spacious ensuite bathroom with built-in wardrobes. There are two further dual aspect double bedrooms, one currently used as a very generous dressing room with built-in storage. The luxurious family bathroom has a free-standing roll top bath and there is an adjacent, separate family shower room. The lower ground floor has two double bedrooms, as well as a shower room with an impressive walk-in shower, set into the vaulted archway

Outside

The house is set in a delightful landscaped walled garden, with the entrance gates opening onto a gravel driveway, providing ample parking in addition to the detached garage; there is planning permission approved to replace the existing garage ref.no. 34418/011 & listed building consent ref.no. 34418/012. Prospective purchasers are advised that they should make their own enquiries of the local planning authority

The garden is mostly south-facing and includes a spacious paved terrace across the back of the house, ideal for outside entertaining, as well as a pristine, rolling lawn with various established shrubs and specimen mature trees. The garden is private and secluded and enclosed by the original stone wall and well-maintained hedgerows.

Location

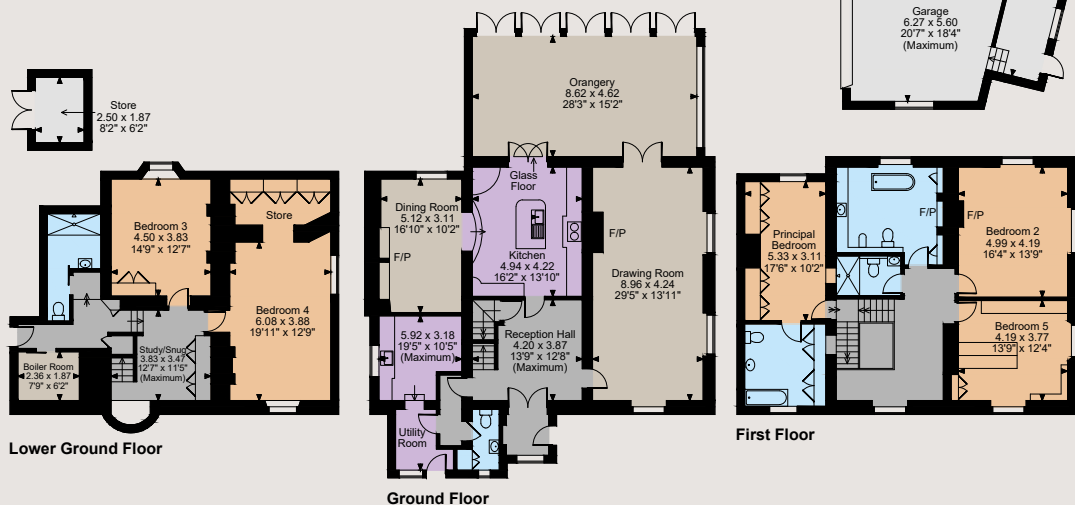
The property occupies a sought-after position in the pretty hamlet of Arford and within easy reach of Headley and Haslemere. Headley has a local pub, shop and doctor's surgery and several other everyday amenities, while Haslemere offers a further choice of shops, schooling and leisure facilities. There is golf nearby at Blacknest Golf and Country Club and Hindhead Golf Club, while the beautiful surrounding countryside provides plenty of excellent walking, cycling and riding routes, including the National Trust sites of Ludshott Common and the Devil's Punch Bowl.



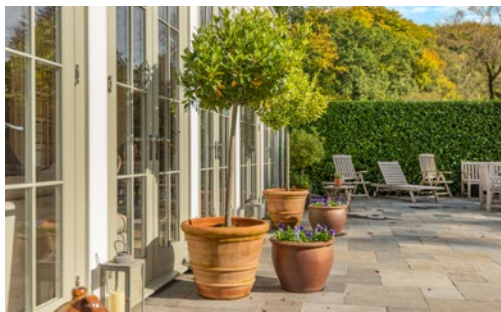


Floorplans

House internal area 4,033 sq ft (375 sq m)
Garage & Workshop internal area 436 sq ft (41 sq m)
Total internal area 4,469 sq ft (415 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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The area offers a wide range of state primary and secondary schooling including Liphook Infant and Junior Schools and Bohunt School together with a wide range of independent schools including St. Edmund's, Highfield and Brookham, Amesbury, Frensham Heights and More House.

Direction

From Strutt & Parker's Haslemere office, turn right onto the High Street and at the roundabout, keep right and then exit, heading west on the High Street and onto Lower Street (B2131). Continue straight ahead onto the A287. After just over 3 miles, in Hindhead, take the first exit at the two adjoining roundabouts onto the A333 and at the next roundabout, take the second exit onto Headley Road. Continue for 3.2 miles, and at the roundabout, take the second exit onto Glayshears Hill. Turn left onto Barley Mow Hill which then becomes Arford Road. Continue onto Liphook Road and after 180 ft you will find the entrance on the left.

General

Local Authority: East Hampshire District Council

Services: Mains water, electricity, drainage and gas central heating.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,000,000

Haslemere

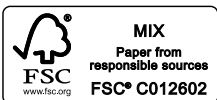
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