

Little Orchard House, Headley



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Combining traditional charm with modern amenities, this secluded five-bedroom home enjoys a tranquil position in a semi-rural location, with wrap-around gardens of just under an acre.

The property

Believed to date from the 1890s, Little Orchard House has been sympathetically extended and improved over the years to combine period features with modern amenities. The spacious and welcoming entrance hall features a snug area and wood-burning stove. The ground floor is designed for both formal entertaining and informal family life, boasting an L-shaped open-plan kitchen/breakfast room with stylish granite worktops, butler sink, and Falcon range cooker, and a formal dining room with French doors giving access to the garden. There are two further reception rooms; an impressive 29ft dual-aspect drawing room centered around two fireplaces and a triple-aspect family room with direct access to the gardens.

Upstairs, the accommodation is equally impressive. The dual aspect principal suite is a private haven, with built-in wardrobes and a spacious en-suite featuring separate bath and shower. Four additional bedrooms are served by a family bathroom. In addition, there is a dedicated laundry room and a further study/nursery which could potentially be converted to an additional bathroom.

Outside

The property is approached via electric gates to a brick paved drive, providing ample parking in addition to the detached double garage. The garden is enclosed by hedging and fencing, providing privacy and seclusion and is laid mainly to lawn, with terraced areas ideal for outside entertaining and complimented by the summer house and decking for evening sun. Leisure facilities include a swimming pool with retractable cover, pool house and tennis court. A vegetable garden and chicken run complete the rural lifestyle.



Location

Headley and the nearby village of Arford offer amenities including a church, village hall, local store, newsagent, delicatessen, hairdresser, GP surgery, chemist, pubs, and a primary school, surrounded by acres of National Trust land. Churt village has a shop, newsagent, church, village hall, infant school, and cricket ground, while Bordon town centre has amenities including Tesco and Lidl supermarkets. Comprehensive facilities are also available in Grayshott and Liphook villages and in Haslemere and Farnham. The wider area provides opportunities for walking and riding at Waggoner’s Wells (Grayshott), The Devil’s Punchbowl (Hindhead), and Blackdown (Haslemere).

The area offers a wide range of state primary and secondary schooling including Liphook Infant and Junior Schools, and Bohunt School, together with independent schools including St. Edmund’s, Highfield and Brookham, Amesbury, Frensham Heights, and More House.

Communications links are excellent: the A331/M3 and A31/A3 link to the motorway network, London, and the south coast, Southampton, Heathrow and Gatwick airports are all readily accessible, and Liphook station (5.5 miles) offers regular services to central London (London Waterloo from 63 minutes).

Postcode region: GU35

General

Local Authority: East Hampshire District Council
Services: Mains gas, electricity, water and drainage
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,786 sq ft (352 sq m)

5 bedrooms

3 receptions

2 bathrooms

Swimming pool

Freehold | Village

Guide price £1,475,000



Little Orchard House, Headley Fields, Headley

Main House internal area 3,042 sq ft (283 sq m)

Double Garage internal area 323 sq ft (30 sq m)

Summer House, Pool House & Mower Shed internal area 421 sq ft (39 sq m)

Total internal area 3,786 sq ft (352 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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