



Benifold

Headley

A fine large early Edwardian house with swimming pool, tennis court and 7 acres in a beautiful private setting.

Benifold, Headley Hill Road, Headley

Headley 0.8 mile, Churt 2.7 miles, Bordon 3.3 miles, Grayshott 3.4 miles, Liphook and station 4.2 miles, (London Waterloo 63 minutes), Haslemere and station 7.1 miles, Farnham 8.5 miles, Guildford 18.0 miles, Southampton Airport 36.5 miles, Central London 49.0 miles

Features:

Porch | Reception hall | Drawing room | Sitting room
Playroom | Study | Snooker room | Family/games room
Kitchen/dining room | Utility room | Larder | Boot room
Wood store | Wine room | 2 Cloakrooms

First floor - 6 Primary bedrooms, 2 en suite and 1 with dressing room | 3 Family bathrooms.

Second floor - Annexe with bedroom, living room (kitchenette) and bathroom | 4 Further bedrooms
2 Family bathrooms | W.C.

Garden | Double garage | Swimming pool with pool house
Tennis court

About 7 acres in all





The property

Once owned by Mick Fleetwood of Fleetwood Mac fame, Benifold is a handsome detached Edwardian residence offering over 10,000 sq ft of sensitively modernised accommodation arranged across three floors. Period features have been retained throughout, including large sash windows, high ceilings, generously proportioned rooms, and original fireplaces. Designed to create an exceptional family and entertaining environment, the accommodation flows from a welcoming reception hall with feature fireplace, cloakroom, and a wine room. Living spaces include drawing, sitting, study, and snooker rooms, as well as a playroom and a stunning kitchen/breakfast room that opens into a family room with fireplace, and a dining room with a large bay and French doors to the garden. The kitchen is fitted with a range of wall and base units, a breakfast bar, Aga, modern integrated appliances, and a large skylight. It also has direct access to a walk-in larder and pantry and a well-equipped utility room. There is also a second cloakroom, boot room, interconnecting wood store, and an additional door to the garden.

An impressive staircase rises from the reception hall to the first floor which provides a principal bedroom with fitted dressing room and en suite bathroom, five further bedrooms, one with en suite bathroom, and three with French doors to an extensive 55 ft terrace, and two further family bathrooms. The property's four remaining rooms, with two further bathrooms, can be found on the second floor, together with an annexe with a living room with kitchenette, bedroom and shower room.



Outside

Approaching along a quiet tree-lined road and a sweeping in-and-out gravelled driveway providing private parking, Benifold sits centrally within its 7 acre plot. The landscaped mature formal garden has expanses of level lawn interspersed with mature trees, providing a high degree of privacy, and features a swimming pool with paved surround and pool house with sauna and shower room, an all-weather tennis court, a kitchen garden, orchard and an area of woodland together with paved terraces, the whole ideal for entertaining and al fresco dining.

Location

Headley and the nearby village of Arford offers 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). 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).









Directions

From London, take the A3 south and take the exit immediately after the Hindhead Tunnel. On leaving the A3, turn right at the first roundabout, cross the A3 and at the second roundabout turn right towards Hindhead. After approximately 200 yards, turn left signposted Grayshott and continue on this road for approximately 3 miles, turning left at the roundabout, signed Headley. Follow this road for approximately 100 yards and take the right turning onto Beech Hill Road then turning first left onto Headley Hill Road. After just under 400 yards follow the road round to the right and the entrance to Benifold can be found 400 yards down on the left hand side.

///score.nicer.approve - brings you to the driveway

General

Local Authority: East Hampshire District Council, +44 (0)1730 266551

Services: Mains gas, electricity, water and drainage

Council Tax: Band H

EPC rating: C

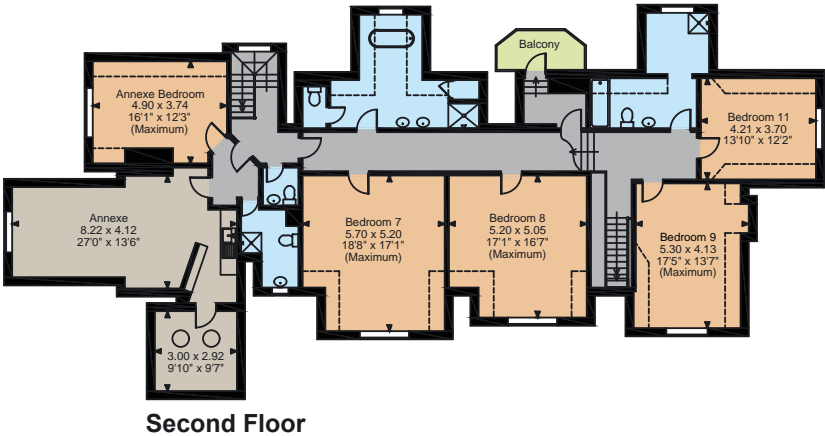
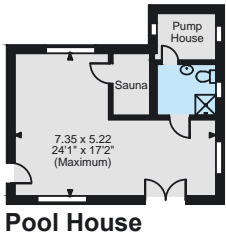
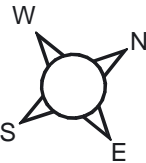
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Tenure: Freehold





Main House internal area 10,308 sq ft (958 sq m)
 Garage internal area 414 sq ft (38 sq m)
 Pool House internal area 447 sq ft (42 sq m)
 Balcony external area = 1388 sq ft (129 sq m)
 Total internal area 11,169 sq ft (1,038 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8642879/SS

Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Haslemere
6 Charter Walk, Haslemere GU27 2AD

+44 (0) 1428 340139
haslemere@struttandparker.com
struttandparker.com

Over 50 offices across England
and Scotland, including Prime
Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT & PARKER