



Orion

Headley | Hampshire | GU35 8DN



Orion

Beech Hill Road, Headley, Hampshire, GU35 8DN

Freehold

Beautifully presented detached bungalow with large driveway and south facing rear garden, both aspects enjoying a woodland outlook in a quiet position on the edge of Arford Common.

- Detached bungalow in elevated position with garage/workshop/utility area below. Driveway parking for several vehicles to the front of the property
- Plot of 0.21 acres
- Rockery style flower beds and steps up to the front door. Further flower bed further down the drive
- Front door opening into hallway with hardwearing wood flooring which extends into principle reception rooms
- Front aspect modern fitted kitchen with generous cupboard and deep drawer storage, quartz worktops which extend into a breakfast bar. Butlers sink, range cooker and integrated dishwasher, fridge, freezer. A side door leads to a path linking driveway and rear garden
- Front aspect dining room with wide opening to sitting room, a lovely family space with wood burning stove and door onto a large conservatory, which overlooks the garden and has central heating to ensure year round use
- Double aspect master bedroom with built in wardrobe
- Two further good sized bedrooms with built in wardrobes
- Family bathroom; currently with shower over bath, but a room large enough to accommodate a bath and free standing shower
- Option to loft convert if desired subject to the usual constraints
- Large south facing rear garden with spacious patio adjacent to the conservatory, well established flower beds with mature shrubs, steps up to two upper lawned terraces, plenty of space for childrens play equipment and sheds/greenhouse. Woodland backdrop beyond.
- A delightful quiet semi-rural location on the cusp of Arford Common and walking distance of The Crown pub, renowned for great food



LOCATION

Arford is a picturesque hamlet situated on the fringes of Headley and Headley Down and is a highly sought after location. The village has an excellent local pub, The Crown, and just a short walk away there is a newsagent and delicatessen to be found in Headley village, along with a doctors surgery/pharmacy. Grayshott Village offers a wider range of facilities whilst high street shopping and main line stations can be found at Farnham and Haslemere. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles. The local area has plentiful surrounding woodland with Arford Common within close walking distance and Ludshott Common, The Golden Valley, Frensham Ponds etc all within a short drive. www.headley-village.com

DIRECTIONS

From Grayshott take the Headley Road westward for approx 3 miles into Headley Down. At the roundabout take the first exit onto Beech Hill and take the first right onto Beech Hill Road. Orion can be found on the left hand side after a short distance.

COUNCIL TAX

East Hampshire District Council / Hampshire County Council. Council Tax Band F (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

All mains services

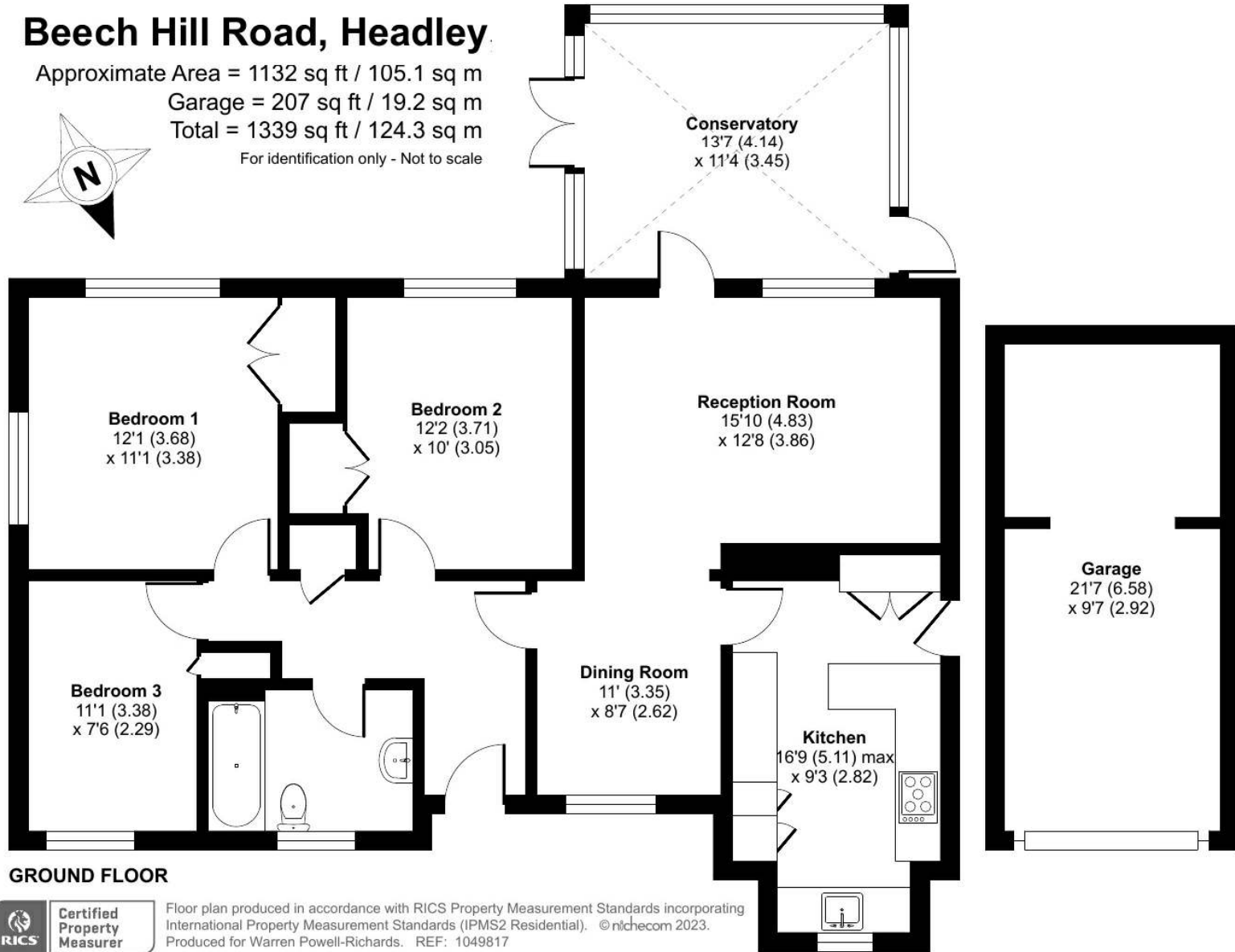


Beech Hill Road, Headley

Approximate Area = 1132 sq ft / 105.1 sq m
 Garage = 207 sq ft / 19.2 sq m
 Total = 1339 sq ft / 124.3 sq m



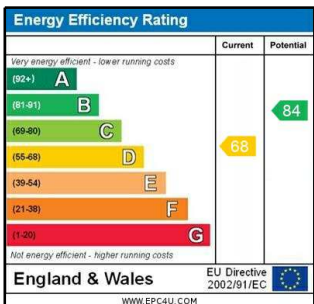
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1049817



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