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Birchwood Cottage | £1,180,000

Headley | Hampshire | GU35 8DS





Birchwood Cottage

Headley Hill Road, Headley, Hampshire, GU36 8DS

£1,180,000 Freehold

Birchwood Cottage, is a rare find. Built in the early 1920's with more modern extensions, a charming detached house offering extensive accommodation within quiet surrounding gardens, on a secluded rural lane in the highly regarded village of Headley.

- Exclusive, highly desired address
- Approaching 1 acre, with fields behind and woodland across the lane
- Approximately 2,775 square feet of accommodation plus garaging
- Extensive driveway plus turning circle
 - Detached triple garage
- 1 bedroom ground floor annex which can be easily integrated into the main house if desired
- 4 Reception rooms plus garden room
- 22' Master bedroom with en suite
 - 4 further bedrooms and family bathroom
- 1st time to market in 40 years, a beloved family home



- Set in a secluded spot with gardens surrounding the house
- A long driveway leads to a turning circle in front of the house, and to a detached triple bay garage
- Double aspect sitting room with central fireplace, open plan via an archway to a double aspect family room, which in turn opens via bi-folding doors to a large garden room. Creating a fantastic flexible reception space with a multitude of uses
- Front aspect dining room with double doors through to a study
- 20' kitchen with a superb feature alcove housing a range cooker, granite worktops and tiled flooring. There is a door to the garden and a cloakroom
- Utility room off of the kitchen leading to a ground floor annex. Comprising a sitting room with patio doors onto the front garden, shower room and bedroom. Easily assimilated back into the main house offering further flexibility of accommodation
- Superb partly vaulted 22' double aspect master bedroom with built in wardrobes and en suite shower room
- 4 further good sized bedrooms and a large double aspect family bathroom, with both bath and separate shower
- The gardens are a real delight, with many areas of interest, mainly laid to lawn with mature and well stocked floral displays. There is a wildlife pond to the front garden, herringbone brick patio adjacent to the kitchen, a further circular patio and various sheds and greenhouses. A perfect space in which to entertain or raise a family.





LOCATION

Headley village centre provides a small range of shops and facilities including the Church, a doctors surgery with retail chemist, a newsagent, hairdresser and small Delicatessen plus the all important village pub, The Holly Bush. High street shopping and main line stations can be found at Farnham and Haslemere, around 7 and 9 miles away. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles. The general area abounds in acres of National Trust lands, ideal for walking and riding, and there are a number of footpaths and connecting bridle ways close by. www.headley-village.com

DIRECTIONS

From our office in Grayshott take the B3002 towards Headley Down for approximately 3 miles. At the roundabout take the first exit onto Beech Hill and then turn right onto Beech Hill Road. After a short distance turn left onto Headley Hill Road. Birchwood Cottage can be found on the right hand side as the road bends to the right

COUNCIL TAX

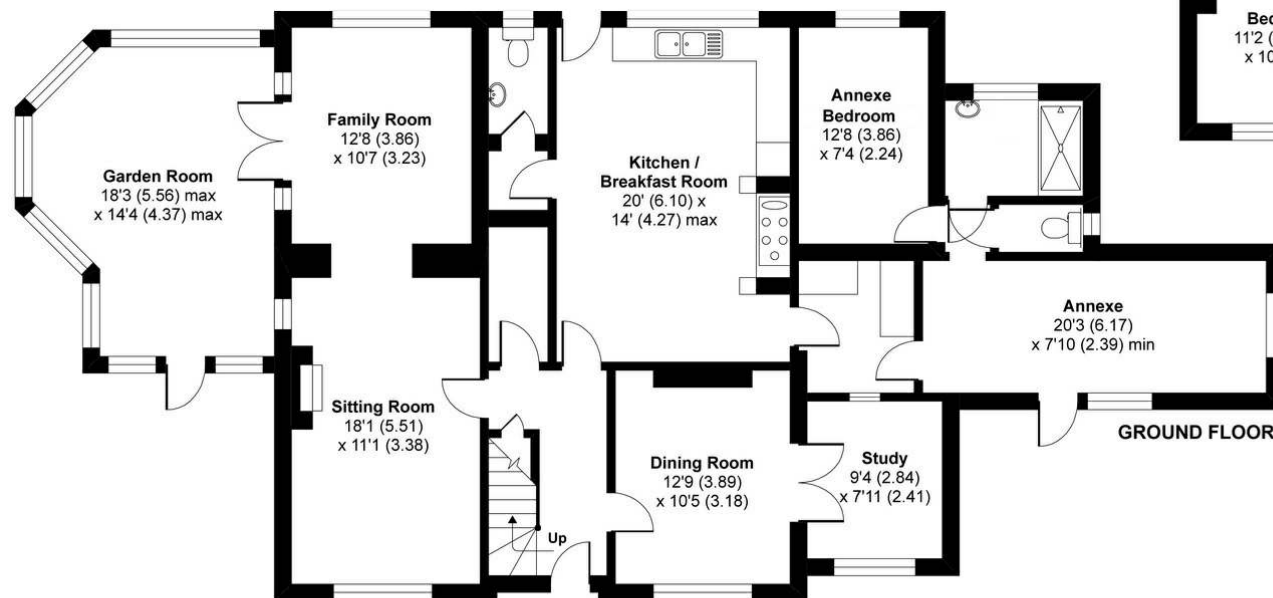
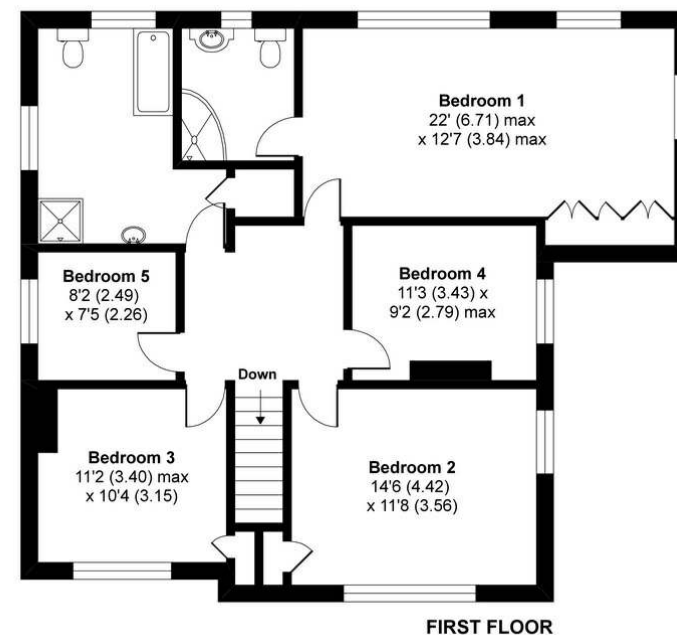
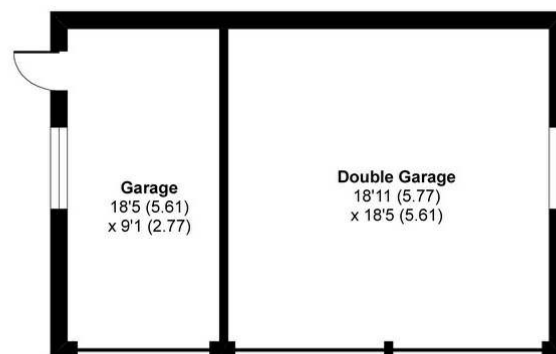
East Hampshire District Council/Hampshire County Council. Council Tax Band XG (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

All mains services







Headley Hill Road, Headley

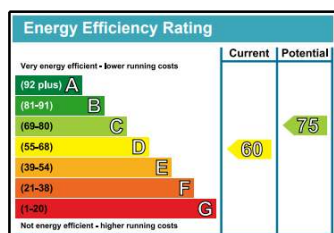
Approximate Area = 3293 sq ft / 305.9 sq m (includes garage)

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Warren Powell-Richards. REF: 622439



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