



**Peter Leete  
and Partners**

ESTATE + AGENTS

**Hollyhock Cottage, Arford  
Headley, Hampshire GU35 8DW**

# Hollyhock Cottage, Arford, Headley, Hampshire GU35 8DW



Offers In Excess Of £795,000 Freehold

A beautifully presented character cottage

EPC Rating: D

Council Tax: E

This is a most attractive cottage almost “hidden” behind its green door and yet only a few meters of Arford Common. The property, some 20 years ago, underwent major works to include two story side extension with additional rear extension, plus the erection of a new barn style building. During this time the cottage underwent complete modernisation and redecoration throughout. The property therefore affords a well appointed, modern interior with new staircase to a galleried landing. The cottage has all the characteristics of a period property yet without the requirement for ongoing maintenance concerns.

Of note to the property is the outside gardens and grounds and the summerhouse and detached garaging which afford ample opportunity of outside entertainment and scope for home working or anyone requiring a spacious garage to work from with the benefit of a kitchenette and shower room with 3<sup>rd</sup> wc.

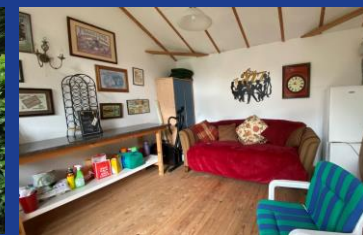
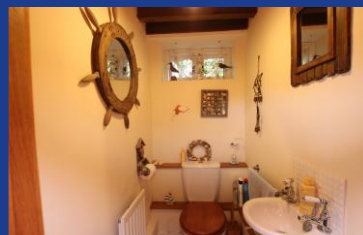
From the entrance door you walk into the inviting dining room with its wonderful return staircase leading to the first floor landing affording a double height ceiling and a wonderful sense of space. Doors to the rear open into the rear courtyard. The kitchen is well fitted and provides both wooden fronted wall and base units. The kitchen has a base stainless steel oven and matching gas hob over, with both plumbing and space for a washing machine. The wall units include display cabinets and there is a door opening to the side access and footpath. The living room has dual aspect and a feature fireplace. The ground floor also affords a cloakroom and study/bedroom 4. The staircase gives rise to the open first floor landing and the 3 first floor bedrooms. Bedroom 1 enjoying doors opening onto a wooden balcony area which in turn leads out to the rear gardens. The first floor also enjoys a family bathroom with 2<sup>nd</sup> wc.

The grounds are mature and enjoy a large front and rear garden. The rear, on a slope, enjoying a sunny outlook across to light woodland. The rear gardens lead to the summerhouse and detached barn/garaging area. The summerhouse is a great entertaining area and the barn provides garaging with roller door to private parking area. To the interior there is a kitchenette with separate shower room and loft storage above.

A feature to the immediate locality is the adjacent common providing walking on the immediate doorstep. Arford is a small hamlet with its highly regarded public house, The Crown country Inn, and close by is the village High Street of Headley with its Newsagent, Delicatessen/ Café, Hairdressers and The Holly Bush Public House. The village of Headley Down has a Budgens mini supermarket, petrol station and late-night convenience store. Buses passing through Headley serve Bordon, Aldershot, Farnham, Grayshott and Haslemere. The latter with a regular main line train service to London Waterloo in under an hour. There are also miles of National Trust land at Ludshott Common, from the higher parts of which you can enjoy panoramic views over East Hampshire and the South Downs National Park. The area has been designated a Site of Special Scientific Interest (SSSI) for its wildlife, and a Special Protection Area (SPA) for its birds. Other nearby beauty spots within an easy reach include Waggoners Wells, The Devil’s Punch Bowl and Frensham Great Pond. Golf is available at Liphook, Blackmoor and Hindhead. The nearby village of Grayshott affords a comprehensive range of shopping facilities to include Sainsburys and a Co-operative Store.

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.





# Hollyhock Cottage

Arford



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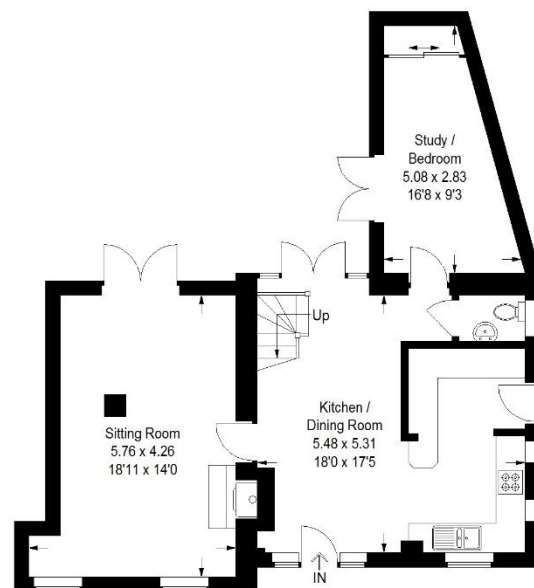
## Hollyhock Cottage, Beech Hill Road, Headley

Approximate Gross Internal Area (Excluding Void)

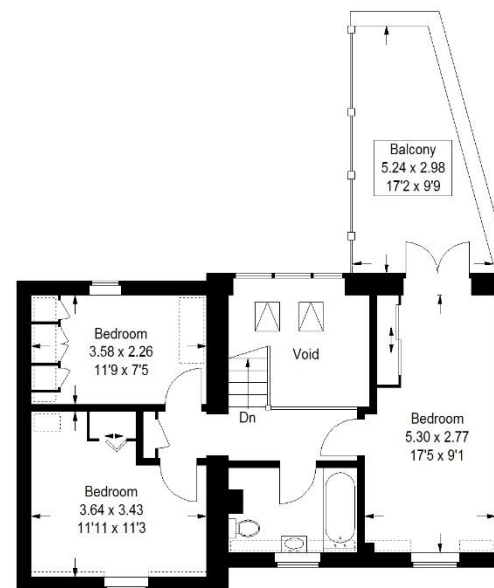
114.4 sq m / 1231 sq ft

Outbuildings = 60.4 sq m / 650 sq ft

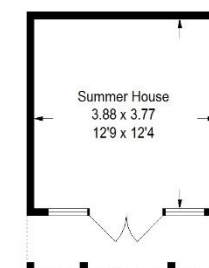
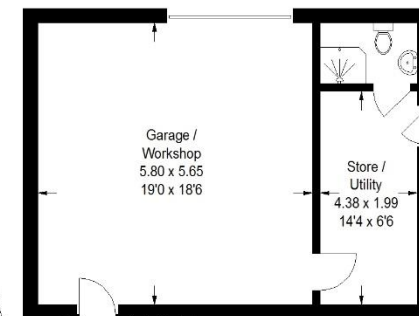
Total = 174.8 sq m / 1881 sq ft



Ground Floor



First Floor



**Outbuildings**  
(Not Shown In Actual  
Location / Orientation)

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate,  
not to scale. (ID857211)

