

# Larkrise

Arford Road, Arford, Headley, Hampshire GU35 8BX



Peter Leete  
and Partners

ESTATE + AGENTS

# Larkrise, Arford Road, Arford, Headley, Hampshire GU35 8BX

Price: £295,000 Freehold



LOCAL AUTHORITY:  
East Hampshire District Council.

SERVICES: All main services

EPC Rating: D

**DESCRIPTION:** A charming, period semi detached property within the centre of the Hamlet of Arford and just a short walk of the Crown Inn. Offered with no onward chain. Steps from the Arford Road lead up to the footpath to Larkrise. Opposite the footpath is a long narrow garden laid to lawn bordered with mature hedging on both sides. 30 meters by 3 meters.

Door to living room with feature fireplace, exposed timber to ceiling. Through to Kitchen again with exposed beams to ceilings, side and rear aspect with basic kitchen fittings and sink with drainer. Door with steps leading down to the cellar with bathroom. Fitted with a bath, low level WC and washbasin. Window to side aspect. From the living room a staircase leads up to the first floor bedrooms. Above the staircase is a fitted wall hung gas fired boiler. Bedroom overlooks the front aspect and bedroom 2 has a side aspect window and exposed beamed ceiling.

**SITUATION:** Arford is a small hamlet nestled between the villages of Headley and Headley Down. The former with its Newsagent, Delicatessen/Café, Hairdressers, village doctors surgery and pharmacy plus 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 Down serve Bordon, Aldershot, Farnham, Grayshott and Haslemere. The latter with a regular main line train service to London Waterloo in under an hour. A feature to the immediate locality is the 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 are within an easy reach to include Waggoners Wells, The Devil's Punch Bowl with sailing at Frensham Great Pond. Golf is available at Liphook, Blackmoor and Hindhead. The nearby village of Grayshott affording a comprehensive range of shopping facilities to include Sainsburys and a Co-operative Store. The main airports of Gatwick and Heathrow are approximately 50 miles and 41 miles respectively with access to the M25 at Junction 10 (22 miles). Hindhead provides miles of walking and plenty of opportunity for both cyclists and horse riders alike to enjoy the facilities such as wide footpaths, underpasses and footbridges linking both Bramshott and Hindhead Commons.

**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.

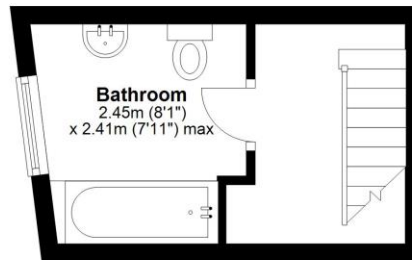




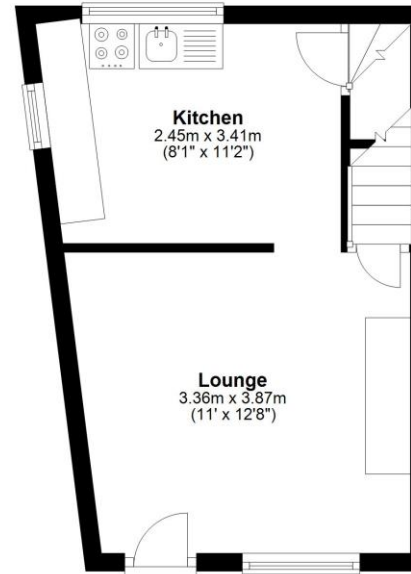
# Larkrise Arford



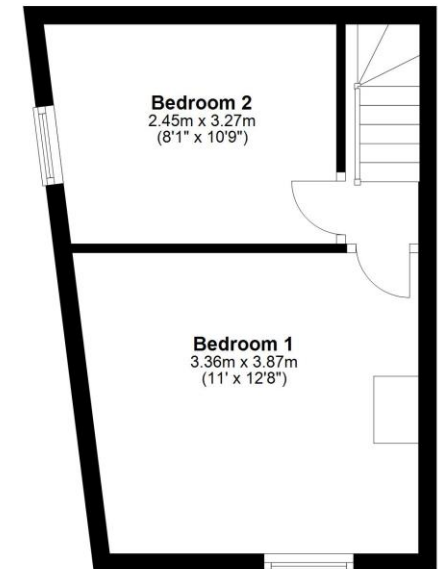
**Basement**  
Approx. 9.9 sq. metres (106.4 sq. feet)



**Ground Floor**  
Approx. 22.6 sq. metres (242.9 sq. feet)



**First Floor**  
Approx. 22.6 sq. metres (242.9 sq. feet)



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