

# Land adj Anvil Cottage

Arford Common, Headley, GU35 8AD

Peter **Leete**  
and Partners

ESTATE + AGENTS



Land with planning permission for a 4 bedroom dwelling.

The accommodation includes integral garage, ground floor hallway, cloakroom Main bedroom with dressing area and en suite bathroom. Bedroom 2 with dressing room and en suite shower room.

First floor with large family/kitchen/living room, study, bedroom 3 with en suite bathroom and bedroom 4 with en suite shower room.

**Price Guide £275,000 Freehold**



Front Elevation 1:50

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Details available for download via East Hampshire District Council planning website under case no 21796/005 or details can be emailed by request to: [email@pleete.co.uk](mailto:email@pleete.co.uk)

## LOCATION

The property is situated adjacent to the Conservation Area of the Hamlet of Arford. This sought after area being located between the villages of Headley and Headley Down with its highly regarded public house, The Crown country Inn, and approximately a half mile walk is the village of Headley with its Newsagent, Delicatessen, Café, Hairdressers and The Holly Bush Public House. The village of Headley Down has a mini supermarket within its 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. Road accessibility has been improved tremendously following the opening of the A3 Hindhead tunnel in 2011 offering improved journey times to the main airports of Gatwick and Heathrow, 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 improved facilities such as new wider footpaths, underpasses and footbridges linking both Bramshott and Hindhead Commons, which were previously divided by the old A3.

**LOCAL AUTHORITY:** East Hampshire District Council. Case no 21796/005

**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.



**VIEWINGS:** This site forms part of our clients private grounds and as such all viewings are to be strictly by appointment with the Agent.

