



Picketts Hill, Headley,
Hampshire GU35 8TD.

CLARKE  GAMMON
1919

PICKETTS HILL HEADLEY HAMPSHIRE GU35 8TD

VIEWINGS NOW AVAILABLE

Clarke Gammon are delighted to bring Horseshoe Farmhouse to the market — a charming country residence set in grounds of just under one acre, nestled at the end of a private lane.

Horseshoe Farmhouse occupies an elevated position, with all principal rooms enjoying sweeping, panoramic views over the surrounding countryside. Bathed in natural light throughout, the home is particularly enhanced by a beautifully designed and skilfully crafted orangery — the true heart of the house. Offering an impressive 4,600 sq ft of accommodation (including the adjoining annex/home office building), the layout is both spacious and flexible, providing up to seven bedrooms and five reception rooms. The ground floor rooms all flow seamlessly from a central entrance hall, including direct access to the orangery, perfect for entertaining or relaxing while enjoying the scenery. Upstairs, the primary bedroom has two dressing areas, an en-suite and a private balcony with wonderful rural views, while the remaining accommodation includes six further bedrooms, a study/library area, storage rooms and two further bathrooms.

The previously mentioned detached annex building has been used to run a business from home. The building is established with a large open plan office space, as well as side office space, a toilet and kitchenette. This building had been formerly used as a granny flat. With some alterations, this area could be converted to such again.

Outside, the property is approached by a long driveway which is shared with just two neighbouring homes. A gated entrance then leads into a generous shingle driveway with a circular turning area, bordered by mature gardens with level lawns, sun terraces, and a variety of fruit trees — including plum and apple. The grounds, which measure to 0.83 of an acre, offer excellent privacy without compromising on the stunning southerly outlook the property enjoys.

- **Idyllic setting amongst stunning Hampshire countryside**
- **Far reaching southerly views**
- **An overall plot of 0.83 acre**
- **Over 4600 sq ft of accommodation**
- **Beautifully crafted orangery**
- **Up to seven bedrooms and five receptions**
- **Detached annex/home office building**
- **EV charge point**

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Local Authority: EHDC Band G

Services: Mains Electricity, Oil Heating, Private Drainage









SITUATION

Located in a secluded rural setting on the Hampshire/Surrey border, this area benefits from the nearby villages of Frensham and Churt, both of which offer well-regarded primary schools, traditional pubs, and churches. Headley village has two enjoyable pubs and a selection of shops in the centre of the village. Country Market is a few minutes' drive by car or around a 30 minute walk. For a broader range of amenities—including mainline railway stations with direct services to London Waterloo—the nearby towns of Liphook (5 miles), Farnham (8 miles), and Haslemere (9 miles) are easily accessible. The area also offers a wide selection of both state and independent schools for all age groups. A wealth of beautiful countryside surrounds the location, much of it managed by the National Trust, providing ample opportunities for outdoor activities and scenic walks.



DIRECTIONS

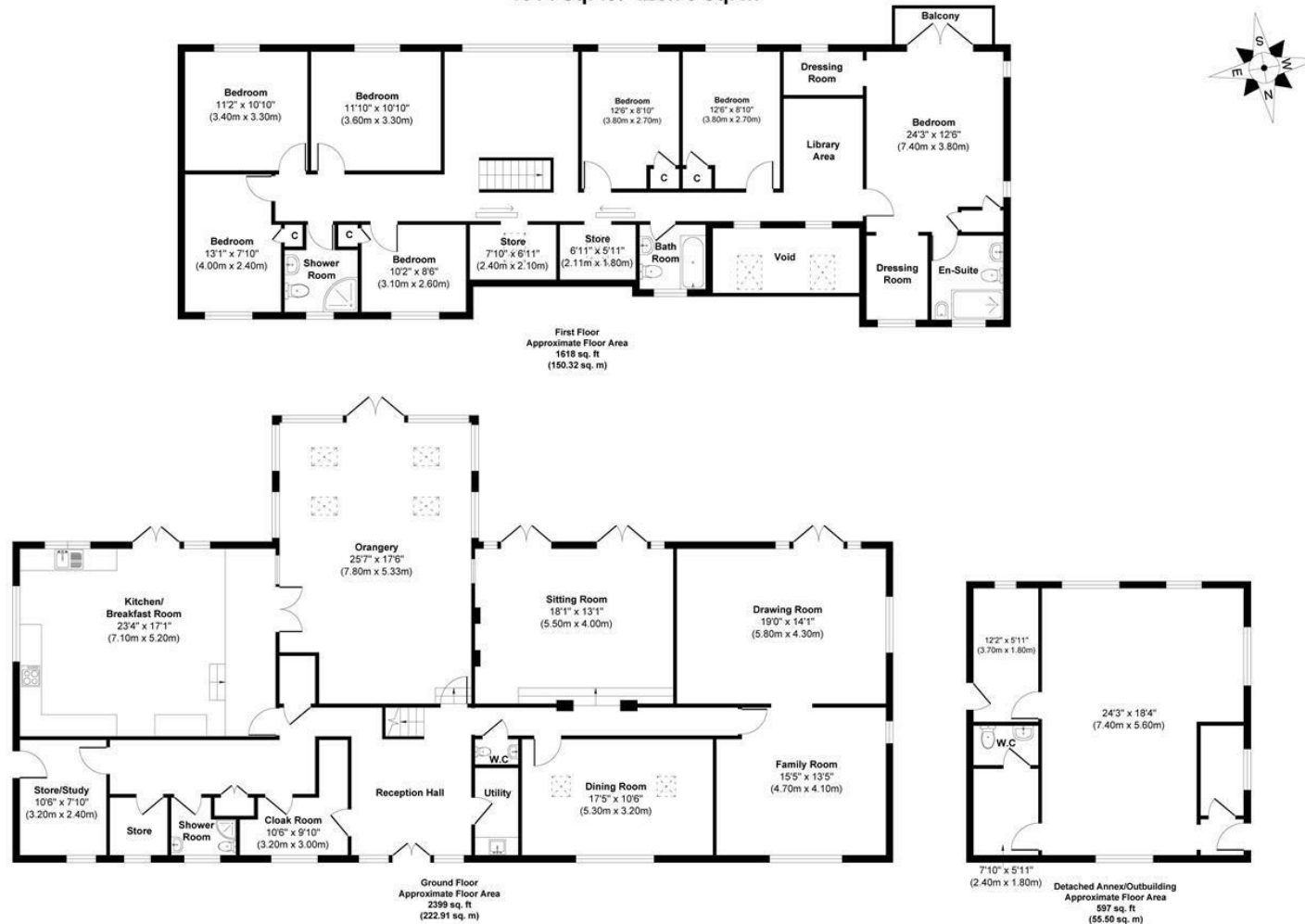
From Farnham, head south on the A325 through Wrecclesham and Holt Pound, passing Bird World and the Country Market. Shortly after the Citroën garage and just before the traffic lights, turn left into Picketts Hill. Continue for approximately one mile — Horseshoe Farmhouse is located on the left-hand side at the end of the lane.

- Farnham 7 miles
- Haslemere 8.5 miles
- Liphook 5.9 miles
- Bentley Station 5 miles
- Guildford 18 miles
- London Heathrow 36 miles

30th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Picketts Hill
 Approx. Gross Internal Floor Area
 4614 sq. ft / 428.73 sq. m



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show

Produced by Home Focus Studio LTD

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900	HASLEMERE OFFICE T: 01428 664 800	LIPHOOK OFFICE T: 01428 728 900	MAYFAIR OFFICE T: 0870 112 7099	AUCTION ROOMS T: 01483 223101
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