

Owl Cottage, The Mount,

Headley, Hampshire GU35 8AG



Peter Leete
and Partners
ESTATE + AGENTS

Owl Cottage, The Mount, Headley, Hampshire GU35 8AG

Price: £850,000 Freehold



SERVICES:

Oil central heating, Private drainage, mains water and electricity

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 to their code of practice.

DESCRIPTION: Literally “through The Archway” into the Mount and Owl cottage will be found along on the left had side. A detached bungalow in grounds of approximately 1 acre. Requiring modernisation the property boasts a rarely available opportunity to purchase a property within this favoured location with ample scope for extension, should it be required, and subject to the necessary permission. The bungalow has a separate detached garage with a wide frontage to the private lane.

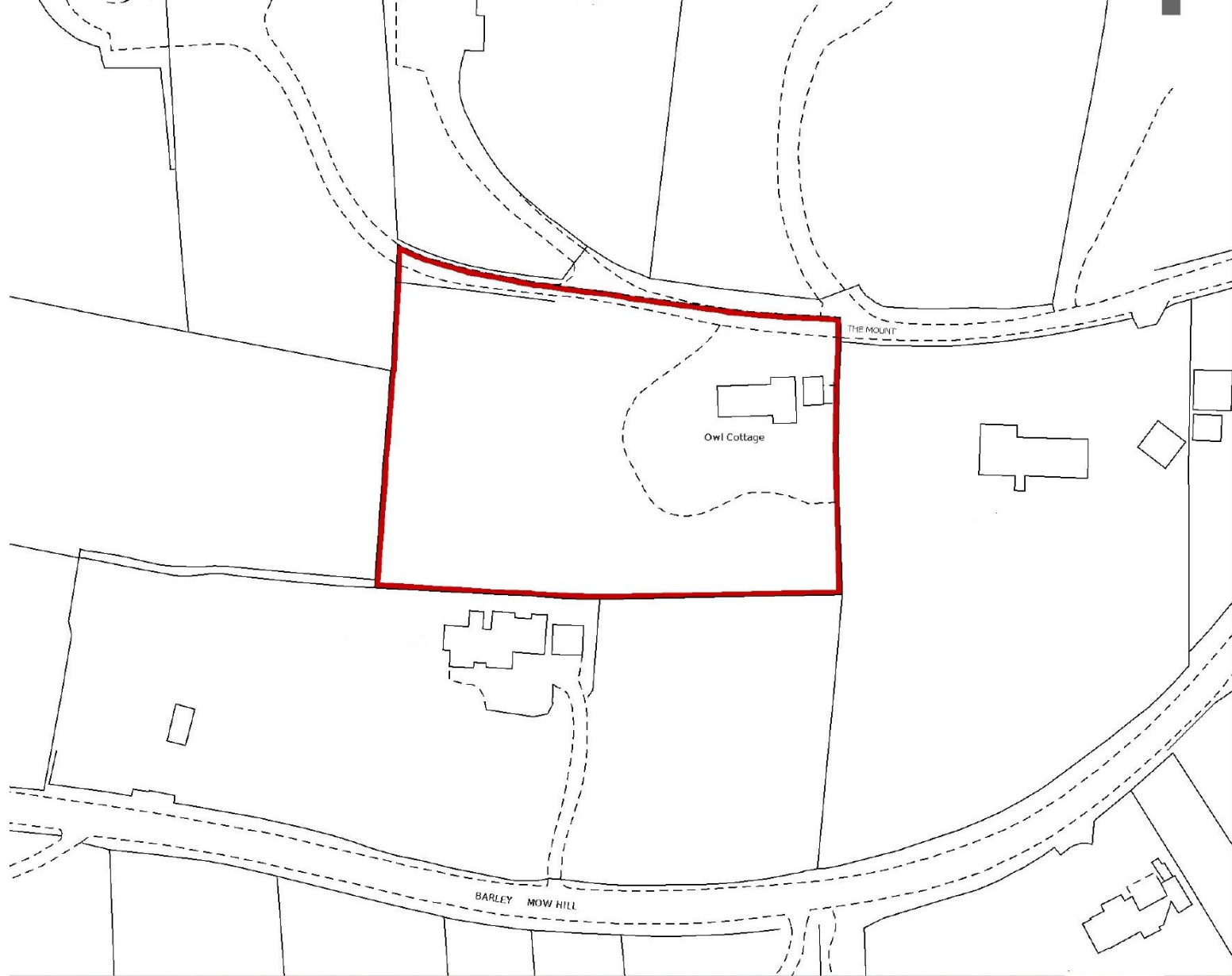
The gardens and grounds are a feature of the property measuring approximately 80m in width with an average depth of approximately 50m.

On the Headley/Arford/Headley Down border in this favoured location. Headley itself benefits a Newsagent, Delicatessen/Café, Hairdressers, 13th Century Church, village doctors surgery and pharmacy plus The Holly Bush Public House. A shorter walk into the nearby hamlet of Arford and a second country Inn, the Crown, can be found, recently praised in the Guardian (March 2025) for its exceptional food. 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 Common

EPC Rating: E Council Tax: E

LOCAL AUTHORITY: East Hampshire District Council.





Owl Cottage Headley



**Peter Leete
and Partners**

ESTATE + AGENTS

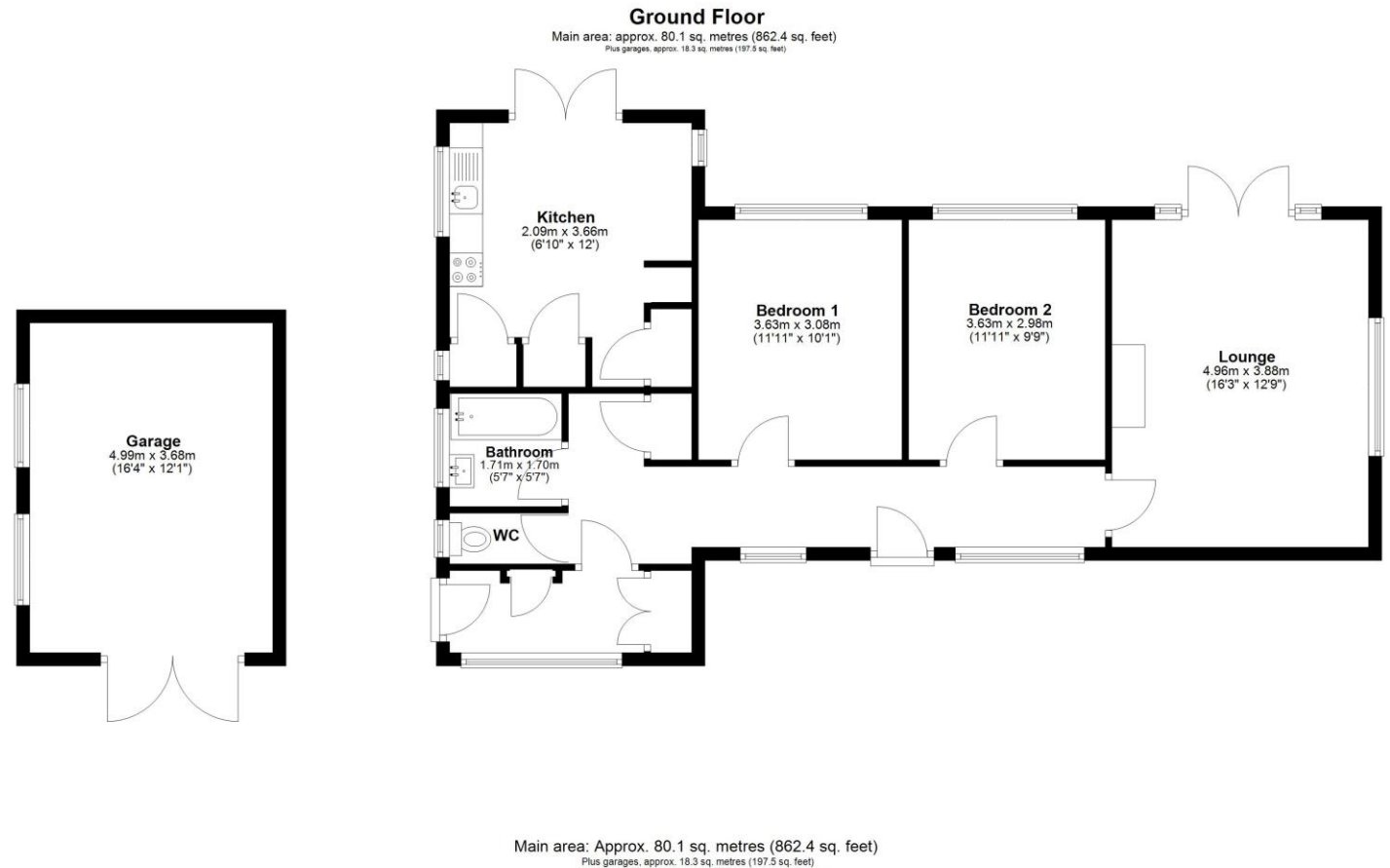
The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk

www.pleete.co.uk

P796



AML (Anti Money Laundering) - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. We use a company Coadjute to facilitate these checks. A non returnable fee will be charged for each individual AML check conducted.