

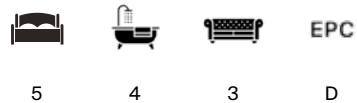


PINEHURST, HEADLEY HILL ROAD, ARFORD



# IMPRESSIVE DETACHED VILLAGE HOUSE WITHIN PRIVATE GROUNDS

Stylishly refurbished and ready to enjoy, this outstanding family home combines contemporary comfort with a serene countryside setting within a pretty Hampshire village.



Local Authority: East Hampshire

Council Tax band: G

Tenure: Freehold

Land: 2.149 acres

Services: Mains electricity, gas and mains drainage. Full fibre (Sky)



## THE PROPERTY

Set back behind a gated gravel driveway and enjoying over two acres of private grounds including secluded woodland, this modern detached home blends traditional architecture with refined contemporary living. Thoughtfully extended and comprehensively refurbished, the house offers elegant proportions throughout, with a natural flow between formal reception rooms and more relaxed family spaces.

At the heart of the home is a stunning family kitchen, fitted with bespoke cabinetry, a central island, and vaulted ceilings with exposed timber trusses and rooflights that flood the space with natural light. French doors open directly onto the terrace and garden, creating an ideal setting for both everyday living and entertaining.









## THE PROPERTY CONTINUED

The principal reception spaces include a generous sitting room with a log-burner set within a fireplace with stone surround, a separate family room and a welcoming central hall linking the accommodation seamlessly across both floors. Practical additions include a pantry, laundry room and excellent storage, ensuring the house works effortlessly for modern family life.







## BEDROOMS AND BATHROOMS

The first floor provides well balanced accommodation with a large light filled landing leading to three spacious double bedrooms, including a principal suite full of light benefiting from a stylish en suite shower room. The remaining bedrooms are served by a well appointed family bathroom.

An attractive and vaulted 'link' with lantern above on the ground floor provides access to the fourth and fifth bedrooms each with their own en suite bath/shower room, a laundry room and guest WC. This clever use of space provides ideal accommodation for guests, older children or secondary principal use.

The house sits perfectly in the middle of its plot and enjoys attractive outlooks across the gardens and surrounding woodland, with a calm, neutral finish.





## GARDENS AND GROUNDS

The house sits within beautifully landscaped gardens, laid mainly to lawn and bordered by mature trees and established planting, including a mature wisteria flowing over a pergola, providing both privacy and a delightful woodland backdrop. Stone terraces adjoin the house and are perfectly positioned for outdoor dining and entertaining, with direct access from the kitchen and reception rooms.

To the front, the gated gravel driveway offers ample parking and an impressive approach, while the gardens wrap around the house to create a peaceful and secluded setting that feels entirely immersed in nature.









**APPROX. GROSS INTERNAL FLOOR AREA 3263 SQ FT / 303 SQ M**

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We would be delighted  
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