

Anvil Cottage,

Arford Common, Headley,
Hampshire GU35 8AD



**Peter Leete
and Partners**

ESTATE + AGENTS

Anvil Cottage, Arford Common, Headley, Hampshire GU35 8AD

Price: £1,250,000 Freehold - With planning permission for an additional dwelling



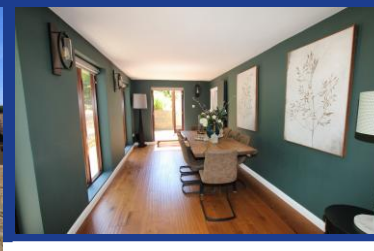
- Over 3000 sq ft
- Approximately 1/3rd acre grounds
- Council Tax: G
- EPC Rating: Main House B
- EPC Rating: Annex C
- LOCAL AUTHORITY: Hampshire County Council.
- Mains Gas, water, electricity and drainage.

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As the name would suggest Anvil Cottage is believed to have housed the old blacksmith of Arford. The original parts date back, we believe to the 1890's and having been largely extended of more recent years to provide the spacious 3000 + sq ft of accommodation it enjoys today. Our clients have carried out a full refurbishment and modernisation of the property over recent years yet retained many of the original features of the property.

- Situated in a elevated position, within well screened gardens of approximately a third of an acre. The property **now includes planning permission for a detached property** within its grounds. A second brochure shows illustrations and more detail. East Hampshire District Council - planning - reference - 21796/005
- Wide open lawn over two levels with timber outbuildings and patio on the upper level.
- The front door opens into a hallway. Turning left leads into a spacious Dining Room whilst turning right enters the annexe accommodation and garaging.
- The principle reception room is part of the original cottage and retains much charm and character with the modern addition of a log burner and patio doors opening onto the garden
- There are two further ground floor bedrooms with a luxury fitted bathroom with walk in shower.
- Our clients have also reconfigured the accommodation to provide a stunning high end kitchen/breakfast room. Doors open both east and west to two separate patios. The west affording access to a separate STUDY
- Two storey annex accommodation- Ground floor large 17' utility room with cloakroom off and stairs from an inner hallway to the first floor double aspect living room currently a games room. Doors to re-equipped Kitchen, re-equipped Bathroom, and a large main bedroom preceded by a dressing area with wardrobes fitted to the eaves at its entrance. Further scope to convert the ground floor workshop/garage into additional accommodation.





Anvil Cotage



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Anvil Cottage, Arford Common

Approximate Gross Internal Area
3143 sq ft - 292 sq m

