



## Wonderful property with Victorian charm

**Denmead Cottage, Long Cross Hill, Arford, Headley, Hampshire, GU35 8BS**

Freehold









3 Reception rooms • Kitchen & utility room • Lower ground floor TV den/games room • Principal bedroom suite • 4 Further bedrooms • Family bathroom • Double garage & a first floor office • Beautiful garden

#### Local information

Denmead Cottage is located within a sought-after hamlet of Arford. The village benefits from a village hall and public house. Less than a quarter of a mile away is the village of Headley, which has a local shop, delicatessen, doctor's surgery, pharmacy, church and further choice of public houses.

The larger village of Grayshott is about 3.5 miles away and offers an extensive collection of day to day shopping needs with a popular butcher, bakery, independent vintner, two mini supermarkets, a collection of restaurants, public house and an active cricket club.

For a greater selection of shops, recreational and cultural amenities there are the towns of Haslemere (7.5 miles) Farnham, (8.2 miles), Petersfield (12.7 miles) and Guildford (18.5 miles) nearby.

Road connections in the area are excellent with the A3 providing access to the M25, the national motorway network, London and the international airports of Heathrow, Gatwick and Southampton. There are main line train stations in Liphook (4.6 miles) and Haslemere (7.5 miles) providing a services to London Waterloo (from 55 minutes).

There is an excellent range of schools in the area including primary schools in Headley, Churt and Grayshott. Secondary

schools include Bohunt School in Liphook and Woolmer Hill in Haslemere.

There are also numerous independent schools locally which include Highfield and Brookham in Liphook, Edgeborough, Frensham Heights and More House in Frensham, St Edmunds, The Royal School and Amesbury in Hindhead and Churchers in Petersfield.

Sporting facilities include golf at a number of local clubs including Liphook, Old Thorns, Hankley Common and Hindhead. There is polo at Cowdray in Midhurst, racing and flying at Goodwood and sailing at nearby Frensham Ponds.

Headley has some wonderful countryside nearby providing excellent opportunities for walking, cycling and other outdoor pursuits including Waggoner's Wells, Ludshott Common, which are National Trust owned beautiful areas of woodland with ponds and heathland.

Nearby, are other notable National Trust beauty spots including Bramshott Common, Passfield Common, Hindhead Common and The Devil's Punchbowl, Frensham Great and Little Ponds. All offer varied countryside, perfect for walking, riding and cycling.



### About this property

Deanmead Cottage is a wonderful double fronted property built in 1880. Throughout, the property is full of Victorian charm, including a magnolia white painted façade with winding climbing rose, large windows, elegant room proportions and pretty fireplaces.

An attractive gabled porch arrives into the centre of the house. There is a generous sitting room with a log burner and double doors opening into a sunny breakfast room. The breakfast room provides a wonderful room for dining and informal seating, along with access out to the garden through a set of double glass doors. There is also an elegant formal dining room. The kitchen is fitted with cabinetry in a traditional style and complemented by a perfectly placed utility room where there is also a cloakroom and door providing access to the garden. Accessed via stairs from the dining room there is a lower ground floor TV den/games room.

Upstairs, there is a principal bedroom with built in wardrobes, a dressing area and an en suite shower room. There are also a further four large double bedrooms served by a family bathroom with separate shower.

Outside, the property is approached by a driveway leading to a gravel area of parking and a detached double garage. The garage was a later addition to the property which fits into the shape of the land of the plot so that the first floor room has access from the garden. The room is a well-equipped home office. There is

also a potting shed.

An area of terrace with a rose covered pergola enjoys a view over the lovely garden.

The garden has been carefully landscaped with borders which are well stocked with an abundance of evergreen and of seasonal flowering plants as well as areas of level lawn. There is also a vegetable garden.

All around are pretty trees and a hedge surrounds the garden on all sides offering a wonderful secluded outlook overlooking neighbouring fields.

Services; All mains.

### Tenure

Freehold

### Local Authority

East Hampshire District Council

### Viewing

Strictly by appointment with Savills







**Denmead Cottage, Long Cross Hill, Arford, Headley, Hampshire, GU35 8BS**

**Gross internal area (approx)** 2467 sq ft / 229.2 sq m

**Outbuildings** 598 sq ft / 55.6 sq m

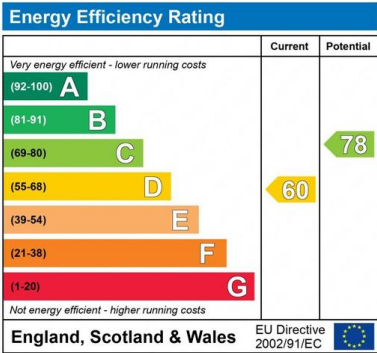
**Total** 3065 sq ft / 284.38 sq ft

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