



# Handsome family home in a quiet location

**Headley Mill Farm, Standford, Hampshire GU35 8RH**

Freehold





Entrance hall with cloakroom • family room • drawing room • family kitchen & snug/office • master bedroom with ensuite • 3 further bedrooms & family bathroom • garden & paddocks • driveway & workshop

#### Local information

Liphook 3.6 miles, Haslemere 8 miles, Farnham 8.4 miles, Guildford 20 miles, London 51 miles. All distances are approximate.

#### About this property

Headley Mill Farm is a smartly presented detached home that sits proudly within its grounds. The open front porch gives access into an entrance hallway, which accommodates a cloakroom and boot room area. The principle drawing room has double French doors out to the garden and enjoys elevated views across the grounds. There is an additional family room with log burner. A superb feature of the ground floor is the family kitchen with dining area and snug/office which also has a log burner. The kitchen is smartly appointed with bespoke traditional painted timber fitted cabinetry and includes integrated appliances. This open plan family living area enjoys double aspect views out to the garden and there are French doors that open out onto the terrace. The first floor accommodates a wonderful master bedroom with a pitched roof with the structural oak beams exposed and enjoys south east facing views across the gardens and grounds. The master bedroom also benefits from an en suite shower room. There are three further bedrooms, that all enjoy southerly views of the garden and are served by a family bathroom and an additional shower room. Throughout the house there is underfloor heating and all rooms

have tv points.

#### Gardens and Grounds

Headley Mill Farm is approached via a sweeping driveway that arrives at the front of the house where there is parking for several cars.

On the south easterly side to the house is a paved terrace and the garden which is laid to lawn. An area of paddock adjoins the garden area which is bordered by post and rail fencing and there is a field shelter.

Within the grounds is a sizeable workshop which has power to it including industrial lighting and 3 phase electrics. There are further outbuildings including one open and one lockable, perfect for storage.

Services: All mains services. Mains Gas Fired Central Heating. Solar panels top heating the hot water.

Council Tax: G

#### Tenure

Freehold

#### Local Authority

East Hampshire District Council  
01730 266551

EPC rating = C

#### Viewing

Strictly by appointment with Savills





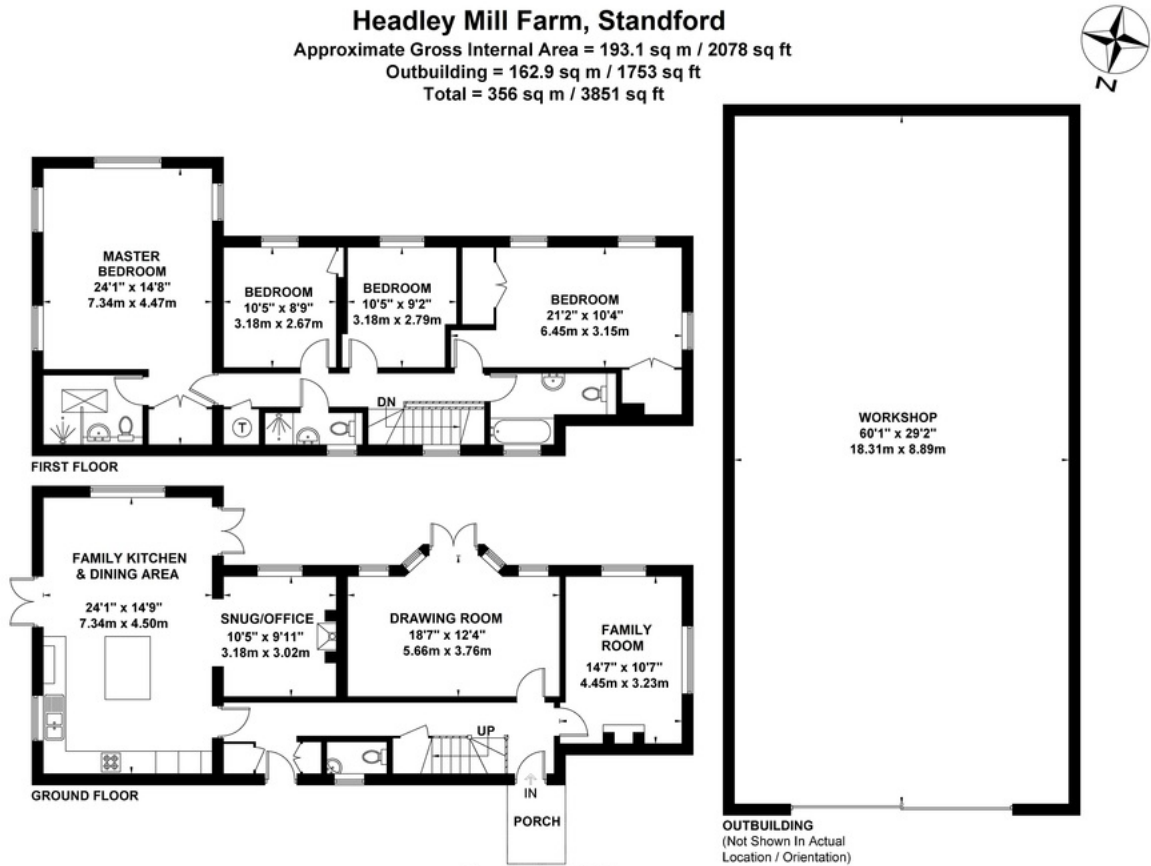


**Headley Mill Farm, Stanford, Hampshire GU35 8RH**  
**Gross internal area (approx)** 2078 sq ft  
**Garage** 1753 sq ft  
**Total** 3851 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

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