



Victorian village house with south facing garden

The Bakehouse, Crabtree Lane, Headley, Hampshire, GU35 8QB

Freehold

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3 Reception rooms • Conservatory • Fabulous family kitchen/dining room • 5 Bedrooms (1 en suite) • Family bathroom • Detached garage & driveway • South facing garden

Local information

The Bakehouse is located in a superb setting in the heart of the village of Headley, which has a local shop, delicatessen, doctor's surgery, pharmacy, church and public houses.

Local villages, Churt and Grayshott are nearby and provide for everyday needs. For a greater selection of shops, recreational and cultural amenities there are the towns of Farnham, Haslemere and Guildford nearby.

Road connections in the area are excellent with the A3, via the Hindhead Tunnel road link, 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 Haslemere, Farnham and Liphook all 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. There are also numerous Independent schools within close vicinity including Highfield and Brookham in Liphook, Edgeborough in Frensham, St Edmunds, The Royal School and Amesbury in Hindhead and Churchers in Petersfield.

Sporting facilities are superb including golf at Liphook, Hindhead, Cowdray Park and Chiddingfold, horse and motor racing at Goodwood, polo at Cowdray Park as well as sailing on Frensham Ponds and off the south coast at Chichester harbour.

Headley has some wonderful countryside nearby providing excellent opportunities for walking, cycling and other outdoor pursuits including Waggoner's Wells, Ludshott Common, the Devil's Punch Bowl, Hankley, Frensham and Thursley Commons, Bourne Woods and Alice Holt Forest.

About this property

The Bakehouse is a picturesque village house, understood to have been built in the late 1800s, and was formerly the village store and granary for Headley village. The property is a fine example of late Victorian architecture featuring classic, balanced room proportions including high ceilings and decorative corning sash windows and fireplaces, and is wonderfully presented throughout.

The attractive central front door arrives into a spacious entrance hall which gives access through the centre of the ground floor. To the front are two reception rooms of equal proportions, both with classic bay windows that offer a comfortable family room/TV room and a study, which has a



working fireplace. A bifold door in the study opens into the drawing room, which can also be accessed from the central hall.

The drawing room is a fabulous room, with an ornate open fireplace and is located on the south side of the property with a wide set of sliding glass doors giving access to the rear garden and allowing the room to be naturally bright.

There is also a conservatory on the rear, south side of the ground floor which gives access via double doors out to the garden.

From the central hall way and double doors in the TV/room is the dining room which is open plan to the fabulous family kitchen.

The kitchen has recently been furnished with a beautiful bespoke Neptune kitchen, designed with a traditional canopy over a range oven and an island with breakfast bar seating, integrated appliances and quartz work tops. Additionally the kitchen has a beautiful tile floor and white painted beams, adding to the character in a contemporary stylish way.

Neighbouring the kitchen is a utility room and a WC and a door giving access out to the side to the house. Accessible from the central hall is a cellar.

On the first floor there is a double aspect principal bedroom with an en suite bathroom. Additionally there are five further well proportioned bedrooms served by a family bathroom. Outside, to the front there is an area for parking several cars and a detached garage.

To the rear is wonderfully tranquil garden, with a terrace overlooking an expanse of lawn planted with a pretty willow tree and deep border of rhododendrons and other pretty established shrubs and attractive trees allowing the garden to be very private.

Services; All mains.

Tenure

Freehold

Local Authority

East Hampshire District Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 2,817 sq ft / 261.4 sq m

Outbuildings 319 sq ft / 29.7 sq m

Total 3,133 sq ft / 291.1 sqm



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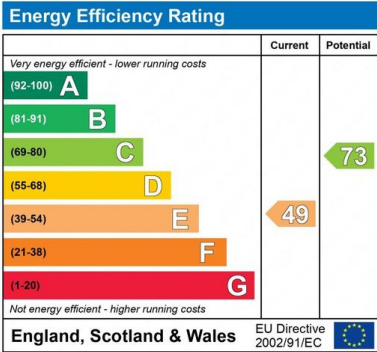
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