



Stylish & well-appointed spacious village family house

**Headley Fields, Headley, Hampshire, GU35 8PS**

Freehold

**savills**



2 Reception Rooms • Stylish family kitchen • Principal bedroom with en suite & mezzanine study • 3 Double bedrooms (1 en suite) • Integral annexe • Garden studio/office • Attractive gardens • Driveway & single carport

#### **Local information**

Bears Lodge 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.

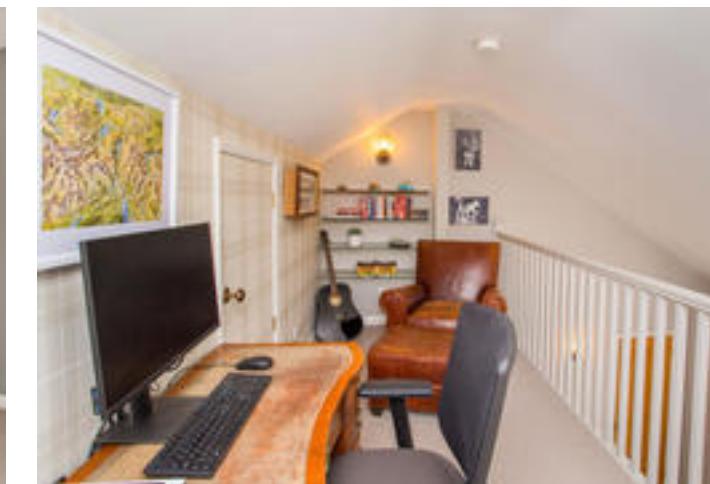
Headley has some wonderful countryside nearby providing excellent opportunities for walking, cycling and other outdoor pursuits including Waggoner's Wells, Ludshot Common, the Devil's Punch Bowl, Hankley, Frensham and Thursley Commons, Bourne Woods and Alice Holt Forest.

#### **About this property**

Bears Lodge occupies a central yet quiet tucked away position in Headley village. The property is a modern property with an attractive exterior of silvered oak wood cladding and exposed stone work.

Throughout, Bears Lodge has wonderfully light, well-proportioned and planned accommodation, whilst retaining a sense of character.

An open pitched entrance porch leads into the wide internal entrance hall, welcoming you in to the property and setting the scene for the wonderfully presented interiors that follow.



There is a sitting room with a brick open fireplace, wide plank timber floors and bifold doors at one end which provide access out to the garden. There is also a bright family play room, which could also provide for a study.

A beautiful limestone floor, flows from the entrance hall and into the stylish country family kitchen. The kitchen has a mix of painted and natural wood cabinetry, oak and copper work tops and features a central island and exposed brick mantle surrounding the range cooker and a dining area.

The ground floor also accommodates a cloakroom and also an integral annexe comprising a kitchen, sitting room (or second bedroom) a bedroom and bathroom four piece wet room bathroom. The annexe could also be used as extra living space and use the annexe kitchen as a utility room.

The first floor is reached via a grand and generous stair case with large picture window providing a treetop view toward the village church.

The principal bedroom is a bright room enjoying a south facing aspect and high pitched roof with an en suite bathroom. This room also has a mezzanine level providing space for a study area.

There are a further three generous double bedrooms, all with built in wardrobes and one with an en suite. Additionally there is a family bathroom. All bedrooms are individually decorated and presented in perfect order and equally each of the bathrooms are stylishly well-appointed.

The property benefits from two sets of five bar gates and can be approached by either. To the front of the property there is a generous gravel driveway which provides parking for several vehicles. There is also a single car barn to the side of the property.

To the rear is a very private and level garden benefiting from attractive natural side screening, with the natural limestone flooring from the kitchen continuing outside to form a terrace area, perfect for alfresco entertaining.

Within a picket fence there is generous vegetable garden and also a home studio/office which is insulated and with a modern power supply. This is a wonderful addition to the properties accommodation and suits a variety of uses, such as a gym, teenagers den, or a further home work space.

Services: All mains services.

**Tenure**

Freehold

**Local Authority**

East Hampshire District Council

**Viewing**

Strictly by appointment with Savills





Approximate Area = 219.5 sq m / 2363 sq ft

Mezzanine = 8.0 sq m / 86 sq ft

Office = 12.2 sq m / 131 sq ft

Total = 239.7 sq m / 2580 sq ft

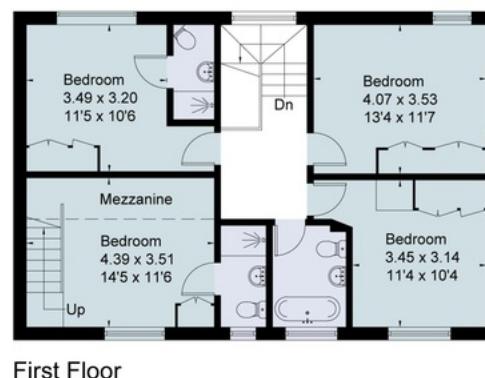
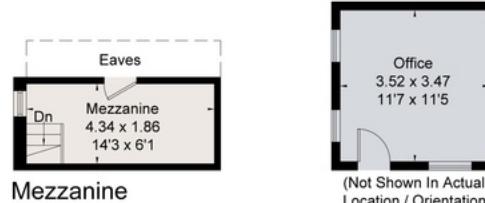
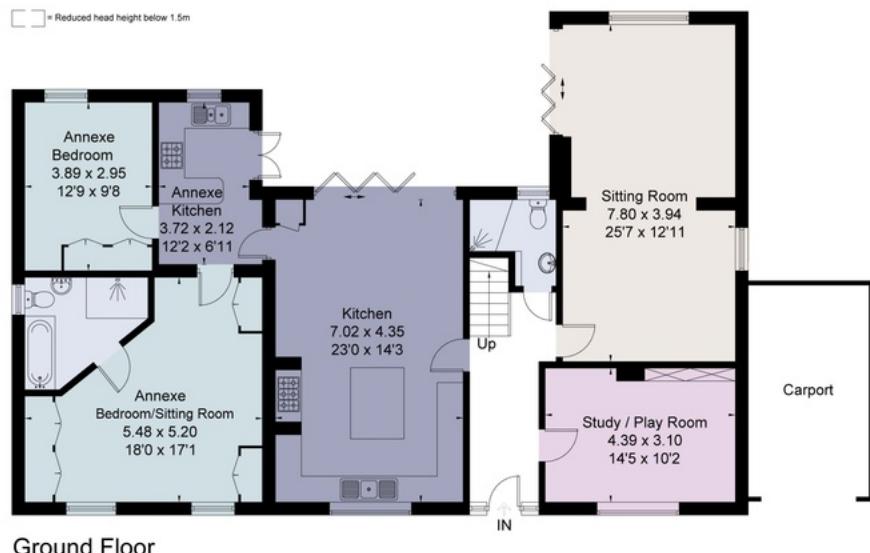
Including Limited Use Area (5.5 sq m / 59 sq ft)

For identification only. Not to scale.

© Fourwalls



□ = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 275180

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	69	73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12023013 Job ID: 149764 User initials: ca

