



Substantial early 20th century village house

Chenies, Liphook Road, Headley, Hampshire, GU35 8NF

£2,500,000 Freehold





6 Reception rooms • Family kitchen, larder, laundry & boot room • Principal bedroom suite • 5 further double bedrooms • Detached 3 bedroom self-contained cottage • Stables & barn • Grounds of 6.4 acres

Local information

Chenies is located in a sought after setting on the edge of the village of Headley, which has a local shop, delicatessen, doctor's surgery, pharmacy, church and two 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, Applegarth farm shop, two mini supermarkets, a collection of restaurants and a public house.

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 (20 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 and Grayshott. Secondary schools include Bohunt School in Liphook and Oakmoor in Bordon. There are also numerous independent schools locally such as 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. All offer varied countryside, perfect for walking, riding and cycling.

About this property

Chenies is a substantial early 20th century property offering extensive reception space, bedrooms and detached cottage, all within a secluded plot of over 6 acres. The main house is well presented throughout and offers considerable scope to reconfigure the house (subject to



appropriate planning consents).

Upon entering the house, a large entrance hall opens to a collection of reception rooms on this level allowing for flexible family living or excellent entertaining space. These include a handsome drawing room with an attractive open fireplace and double doors opening to a conservatory. There is a comfortable sitting room, with an attractive parquet floor, fireplace and a wide box bay window overlooking the gardens. There is also a library with double doors onto to the garden terrace. With the dining conservatory and numerous south facing windows, these three rooms are naturally bright and enjoy access and views over the surrounding gardens. The family kitchen is fitted with bespoke timber cabinetry, with granite work tops and built in appliances. Neighbouring the kitchen is a larder, boot room and a laundry room. There is a play room conveniently located off the kitchen and a useful home office off the main hall. A guest WC completes the ground floor accommodation.

On the first floor the principal bedroom with built in wardrobes, a walk in dressing room and an en suite bath room with separate shower. There are a further five bedrooms, two which are en suite with showers and a further bathroom which has a separate shower and bath.

Chenies also boasts a detached self-contained three bedroom cottage which has a sitting room, dining room and kitchen.

Outside Chenies is approached via an attractive rural driveway,

arriving before the main house where there is ample parking. There is a large detached barn, perfect for use as garaging.

The gardens and grounds provide enviable private surroundings for the property. There is a stone terrace to the rear of the property which is perfect for entertaining. There is also an outdoor swimming pool with a terrace and mature hedge surrounding. The expansive garden is level and parkland in style, planted with a selection of mature attractive trees and a backdrop of rhododendrons, azaleas and seasonal daffodils and bluebell. There is also a former grass tennis court on the formal lawn.

The grounds of the property extend to over six acres, consisting of three paddocks complimented by a detached stable block with six stalls.

An area of woodland and wild garden areas offer the property a great amount of privacy in a setting which is a real delight.

Services; All mains services and Solar Panels

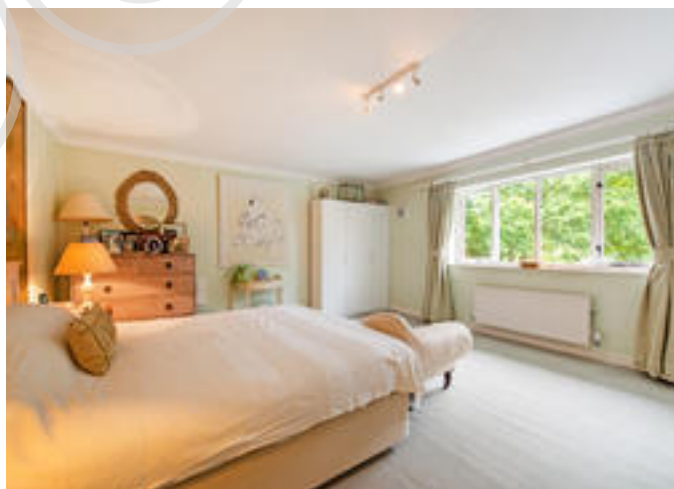
Tenure
Freehold

Local Authority
East Hampshire District Council

Council Tax
Band = H

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills



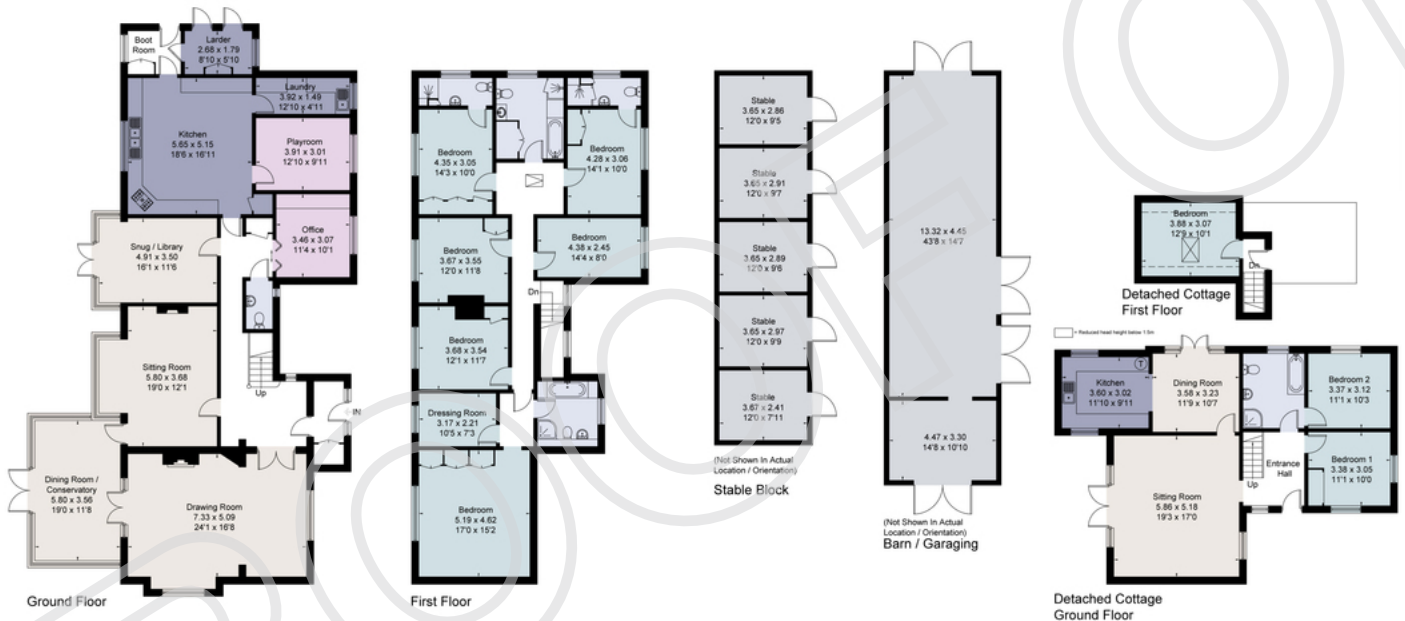


Chenies, Liphook Road, Headley, Hampshire, GU35 8NF
Gross internal area (approx) 3863 sq ft / 358.9 sq m
Outbuildings 2501 sq ft / 236.6 sq m
Total 6409 sq ft / 595.5 sq m



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Approximate Area = 358.9 sq m / 3863 sq ft
Outbuildings = 127.5 sq m / 1372 sq ft
Annexe = 109.1 sq m / 1174 sq ft
Total = 595.5 sq m / 6409 sq ft
Including Limited Use Area (6 sq m / 65 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 76 |
| (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 | |

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