



The Cottages, Arford Road, Nr.Headley, Bordon, GU35 8BX



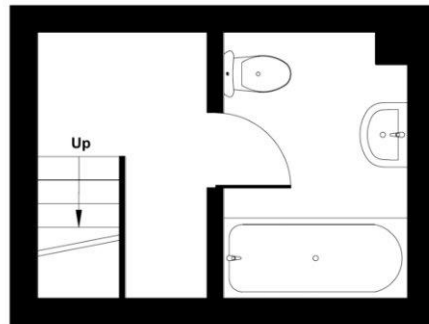
ACCOMMODATION

The date of this charming cottage is believed to be about 1740, and is on the Headley Enclosure Award Tithe Map of 1856. It has plenty of charm and character with a mixture of wall timbers and ceiling beams and an open fireplace in the living room. The property has accommodation over three floors with the property approached by steps from the road to right of way pathway past "larkrise" to the front of the cottage with a porch and then the front door leading to the living room. This is a charming room, with wall timbers and ceiling beams and a central open fireplace with wooden mantel over. The kitchen is also on this floor, again with a mixture of ceiling beams and wall timbers with one wall of original timber cladding. The combi boiler has been hidden with custom made screening in sympathy with the Suffolk style doors in the cottage. On the first floor are two bedrooms. On the lower ground floor there is a useful utility room and bathroom with a modern safety door. The property holds a central position, high up above the road, within walking distance to the Crown Public House including nearby shops, with a general store with a surgery and pharmacy close by. An internal inspection is highly recommended to appreciate the charm and character of this property.

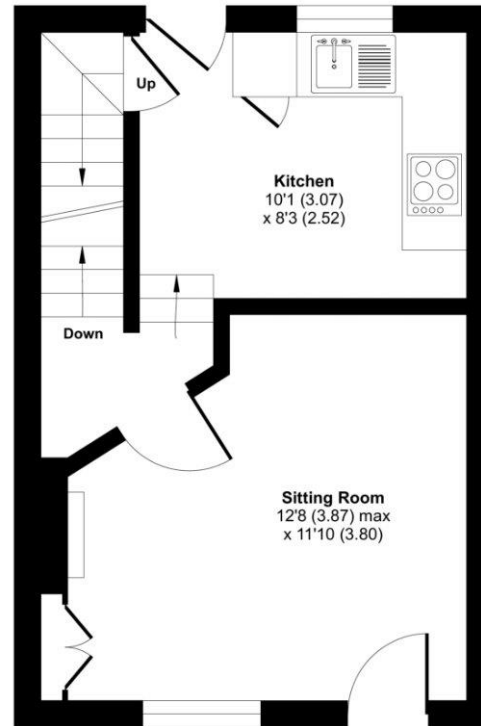


Approximate Area = 624 sq ft / 57.9 sq m

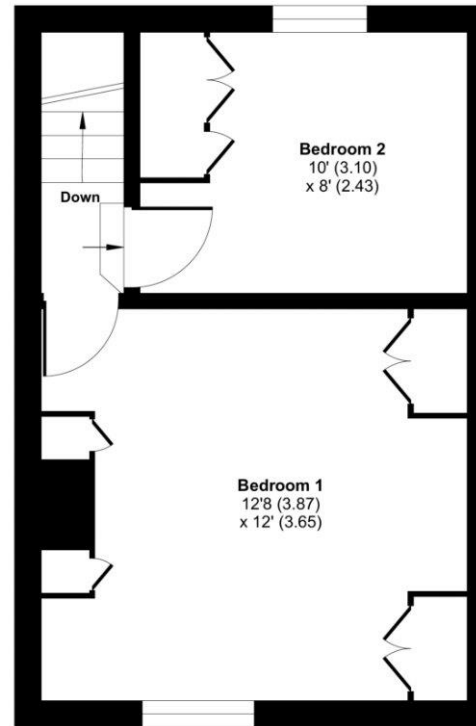
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1233518



SITUATION

Pleasantly situated right in the heart of Arford which is within walking distance from the Crown public house. The village of Headley is about 0.5 mile distant and offers a church, village green, local shops, with a surgery and pharmacy nearby. Nearby are the beauty spots of Waggoners Wells and Ludshott Common. More comprehensive facilities can be found in Haslemere, about 6 miles, with express trains to London Waterloo and at Liphook, about 4 miles, also with station on the Portsmouth/Waterloo main line. In addition, shops in Grayshott about 5 miles including COOP and Sainsburys supermarkets. Access to the A3 is about 3.5 miles at Hindhead providing an excellent route to Guildford, M25 and beyond to the north and to the coast to the south.



SPECIFICATION

- Two bedrooms
- Sitting room with feature fire place
- Kitchen/breakfast room
- Modern bathroom
- Large front garden
- Character features throughout
- Pretty village location

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band D

ASKING PRICE £300,000

TENURE

Freehold