

Maple View, Arford Road, Headley
Hampshire GU35 8BT



Peter Leete
and Partners

ESTATE + AGENTS

Maple View, Arford Road, Headley, Hampshire GU35 8BT

Price Guide: £845,000 Freehold



SITUATION The property is situated just above Arford with its borders to both Headley and Headley Down. Arford is a small hamlet with its highly regarded public house, approximately a half mile walk away is the village of Headley with its Newsagent, Delicatessen/Café, Hairdressers, village doctors surgery and pharmacy plus The Holly Bush Public House. The village of Headley Down has a Budgens mini supermarket, petrol station and late-night convenience store. Buses passing through Headley Down serve Bordon, Aldershot, Farnham, Grayshott and Haslemere. The latter with a regular main line train service to London Waterloo in under an hour. A feature to the immediate locality is the miles of National Trust land at Ludshott Common (from the higher parts of which you can enjoy panoramic views over East Hampshire and the South Downs National Park). The area has been designated a Site of Special Scientific Interest (SSSI) for its wildlife, and a Special Protection Area (SPA) for its birds. Other nearby beauty spots are within an easy reach to include Waggoners Wells, The Devil's Punch Bowl with sailing at Frensham Great Pond. Golf is available at Liphook, Blackmoor and Hindhead. The nearby village of Grayshott affording a comprehensive range of shopping facilities to include Sainsburys and a Co-operative Store. The main airports of Gatwick and Heathrow are approximately 50 miles and 41 miles respectively with access to the M25 at Junction 10 (22 miles). Hindhead provides miles of walking and plenty of opportunity for both cyclists and horse riders alike to enjoy the facilities such as wide footpaths, underpasses and footbridges linking both Bramshott and Hindhead Commons.

EPC Rating B – Council Tax: Band – E

The property enjoys a private garden approached via a 5 bar gate off of the private drive which runs from the Arford Road. There is ample off road parking provided with a shingled driveway. Steps lead down to the lawned gardens which surround the property. There is a paved terrace supported by a sunken illuminated hot tub. A foot path and private pedestrian gate opens onto the Arford Road affording a short walk to the nearby Crown Inn. The whole garden area is approximately a ¼ acre enclosed with mature hedging as can be seen from the video link provided online giving a high degree of privacy.

Maple View is a recently built chalet style dwelling quite literally a “one off” design and a rare opportunity to purchase a new dwelling within the conservation Hamlet of Arford. The property enjoys a high Energy Performance rating of B aided by its air source heat pump providing underfloor heating to the well insulated home. Entry to the property is gained from a oak framed covered porch with front door to wide open reception hall with staircase to first floor landing. The kitchen is fitted with cream coloured shaker style units to both wall and floor with large central Island providing a breakfast bar all topped with a quartz worktop. Integrated dishwasher, fridge freezer compliment the finish with a large Rangemaster cooking range.

The well appointed kitchen breakfast area opens into the living room with triple aspect and bi fold doors to the gardens. The living room affords a feature brick built fireplace flanked by bookcases and storage cupboards.

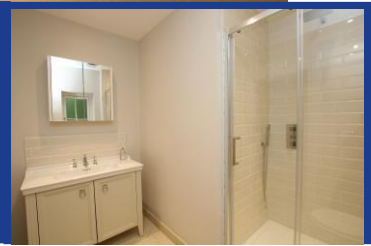
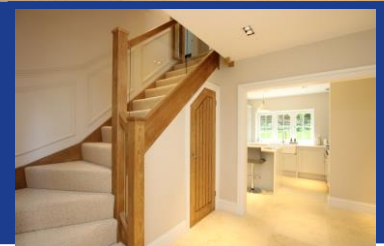
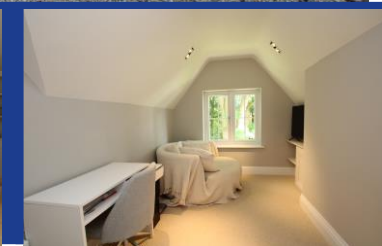
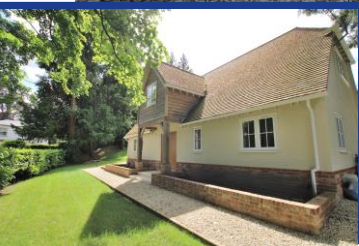
Adjacent the Kitchen is a separate Utility room with additional door to the gardens. The ground floor includes 2 further bedrooms and a large shower room with WC.

The first floor bedrooms include an en-suite shower room to the main bedrooms and family/wet room.

The whole property has been finished to an exacting standard as can be appreciated from inspection and the hot water and central heating can be remotely controlled via its Nest system.

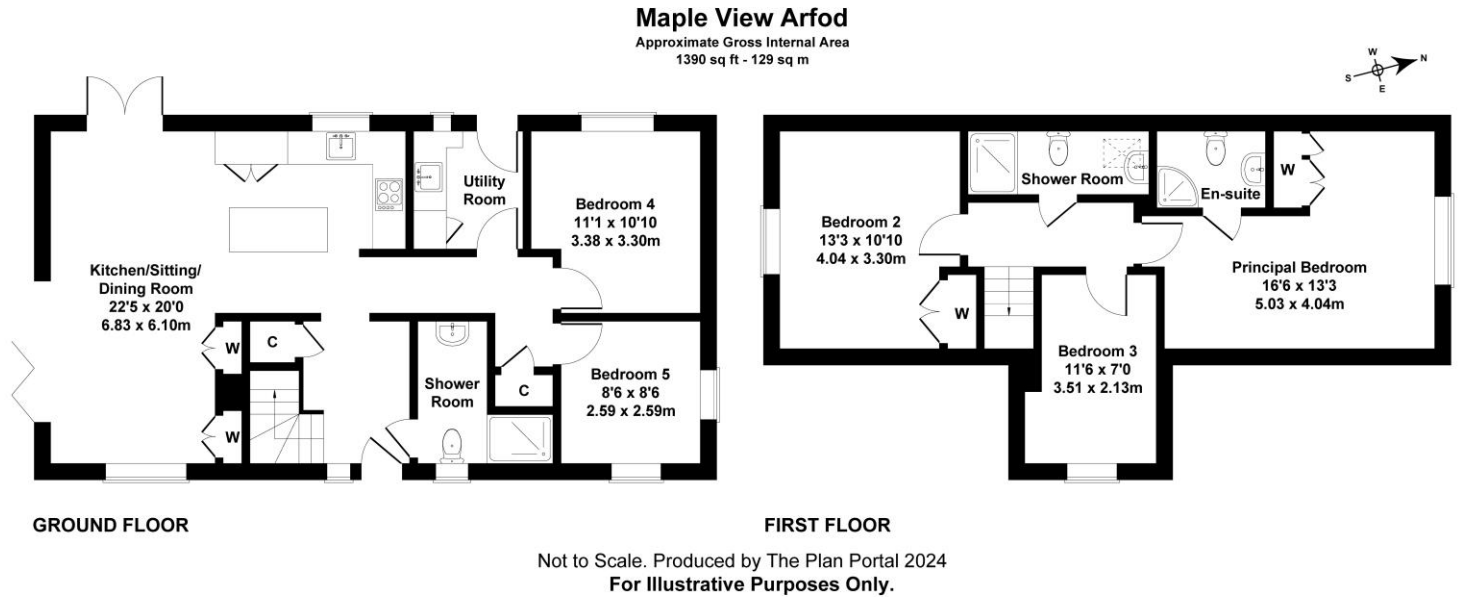
Video link: <https://youtu.be/Uyl3xOmDHVk>





Maple View

Arford, Headley



SERVICES: Mains Water, electricity and drainage. Additional pictures and video available online via our website pleete.co.uk, Rightmove and OnTheMarket portals.

VIEWINGS: Strictly by appointment with the Agent both during and outside normal office hours including Sundays and Bank Holidays.

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