

The Studio, Fullers Vale, Headley Down, Hampshire





A superb family home in eight acres with a swimming pool and annexe in a **rural yet commutable** position.

Summary of accommodation

Drawing room | Kitchen/breakfast/dining room | Study | Utility/Laundry room | Pantry | WC | Cloakroom

Principal bedroom with en suite | Three further bedrooms (one with en suite) | Family bathroom

Annexe: Living/kitchen/dining room | Two bedrooms | Bathroom | Quadruple garage

Swimming pool | Gym | Treehouse/climbing play area | 90m zip wire

Outbuildings: Office | Stabling/workshop | garage | Stores

Sun terraces | Gardens | Ornamental ponds | Woodland

In all about 8.03 acres

Distances

Arford Hamlet 0.7 miles, Headley Village 0.8 miles, Grayshott 3 miles, Liphook 5 (London Waterloo 65 minutes)

Haslemere 7 (London Waterloo 56 minutes), Farnham 7.8 (London Waterloo 52 minutes), Petersfield 13 miles

Guildford 17 miles, London 49 miles

(All distances and times are approximate)



Knight Frank Haslemere
1 West Street
Haslemere
GU27 2AB
knightfrank.co.uk

Aelish Paterson
01428 770560
aelish.paterson@knightfrank.com





Situation

The Studio is located within Fullers Vale, a pretty and secluded stretch of woodland near the hamlet of Arford and Headley village. They provide two public houses, a beautiful church, a village green, an independent farm shop, and village stores. The nearby village of Grayshott offers a wealth of amenities for day-to-day needs, including a Sainsbury's, butcher, baker, post office, other shops and cafés. Further comprehensive shopping and facilities can be further found in the towns of Farnham, Haslemere, and Liphook, all within easy reach. Direct rail service (approx. 60 minutes) to London Waterloo from these three towns.

Communications are superb, with access to the A3 at Grayshott to Guildford and Petersfield. Additional access to the M25, London, Portsmouth and the South Coast, as well as the international airports of Gatwick and Heathrow.

The surrounding area has an excellent choice of schools including Highfield Brookham and Churcher's Junior in Liphook, St Edmunds in Grayshott, Edgeborough in Frensham, The Royal Junior School and Amesbury at Hindhead, The Royal Senior School and St Ives in Haslemere. Additionally, Churcher's College and Bedales in Petersfield and Bohunt School at Liphook.



There are also numerous opportunities for walking and riding, with direct path and bridleway access from the property into Hilland Woods leading into Gentles Copse, Ludshott Common, and Waggoner's Wells at Grayshott. The spectacular Hindhead Commons and Devil's Punchbowl, and the picturesque Frensham Ponds with its sandy beach, sit within a short drive, at 5 and 3.5 miles, respectively.

The property

The Studio is an extremely well-appointed property inside and out, with attractive gardens and grounds. The house is bright and spacious, boasting large windows throughout, with an appealing flow of accommodation across both floors. The ground floor is predominately solid oak. It runs from the entrance hall with stairs to the upper floor and doors into a spacious study with shelving/cabinetry, a wonderful drawing room with a multi-fuel log burner and built-in shelving/cabinetry.

Accessible from here is the dining room (open plan to the kitchen), which is also a large space and provides direct access via French doors onto the front terrace and gardens beyond.

The kitchen is an outstanding recent addition, bespoke designed by Sinc, finished with Naturamia granite surfaces with NEFF appliances. There are twin combination ovens with microwave and vented induction hob, all Wi-Fi enabled. Double fridge-freezer, larder, zoned lighting. In addition, there is a large utility/laundry room and a walk-in pantry. Further to this floor is a cloak cupboard and WC.

To the first floor are four bedrooms and a family bathroom; the dual-aspect principal bedroom incorporates an en suite, and three further bedrooms (one with en suite). Bedroom three is currently used as a generous dressing room. All bedrooms benefit from built-in wardrobes and enjoy unique vistas over the surrounding gardens and woodland. The detached annexe, which features two bedrooms and a bathroom, further supports.

Our clients upgraded the IT infrastructure during their ownership, with notable investments enabling seamless high-speed internet. Electronic gate access, security lights, and cameras surround the property.



The Annexe

This splendid inclusion in the property provides additional accommodation to the main house and offers further comfortable living space. It sits above the quadruple garage and workshop.

Gardens and grounds

The gardens are a very special element of the property. They feature large flat lawns, terraces, ornamental ponds, a grapevine-covered gazebo, a children's wooden treehouse with rope climbing area and a 90-metre zip wire. An abundance of mature woodland shrubs and trees surround large sun terraces and the heated swimming pool and changing room.

The grounds also provide the incoming purchaser with an array of outbuildings. In addition to those mentioned, there is a gym adjacent to the annexe, an office, a barn comprising further garaging, a log store, stable, and machine store. There is also a large garage further to this, another wood store and log store to its rear.

Most notable are the wonderful woods that wrap the western side of the property in approximately 5 acres. Perfect for walking, the adventuring of children and teaming with wildlife, the grounds have been beautifully maintained by our clients who use them daily, forming an integral part of why the house has meant so much to them over the years.

The property is entered through a pillared entrance via an electric gate, providing a pleasing, leafy approach to the large block-paved parking area, which gives access to the quadruple garage. A 5-bar gate leads into an internal road, where the outbuildings can be found.

Services

We are advised by our clients that the property has mains water and electricity, mains drainage and oil-fired central heating for the main house. There is a Calor Gas boiler for the annexe.

Viewing

All viewings are strictly by prior appointment with Knight Frank.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions

Postcode: GU35 8NR

What3Words: regal.chambers.require

Property information

Tenure: Freehold

Local Authority: East Hampshire District Council:
01730 26551

Council Tax: Band G

EPC Rating: D



Approximate Gross Internal Floor Area
Main House 2388 sq. ft / 221.85 sq. m
Outbuildings 1635 sq. ft / 151.9 sq. m
Guest Accomodation 482 sq. ft / 44.8 sq. m
Total 4,505 sq. ft / 418.55 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

