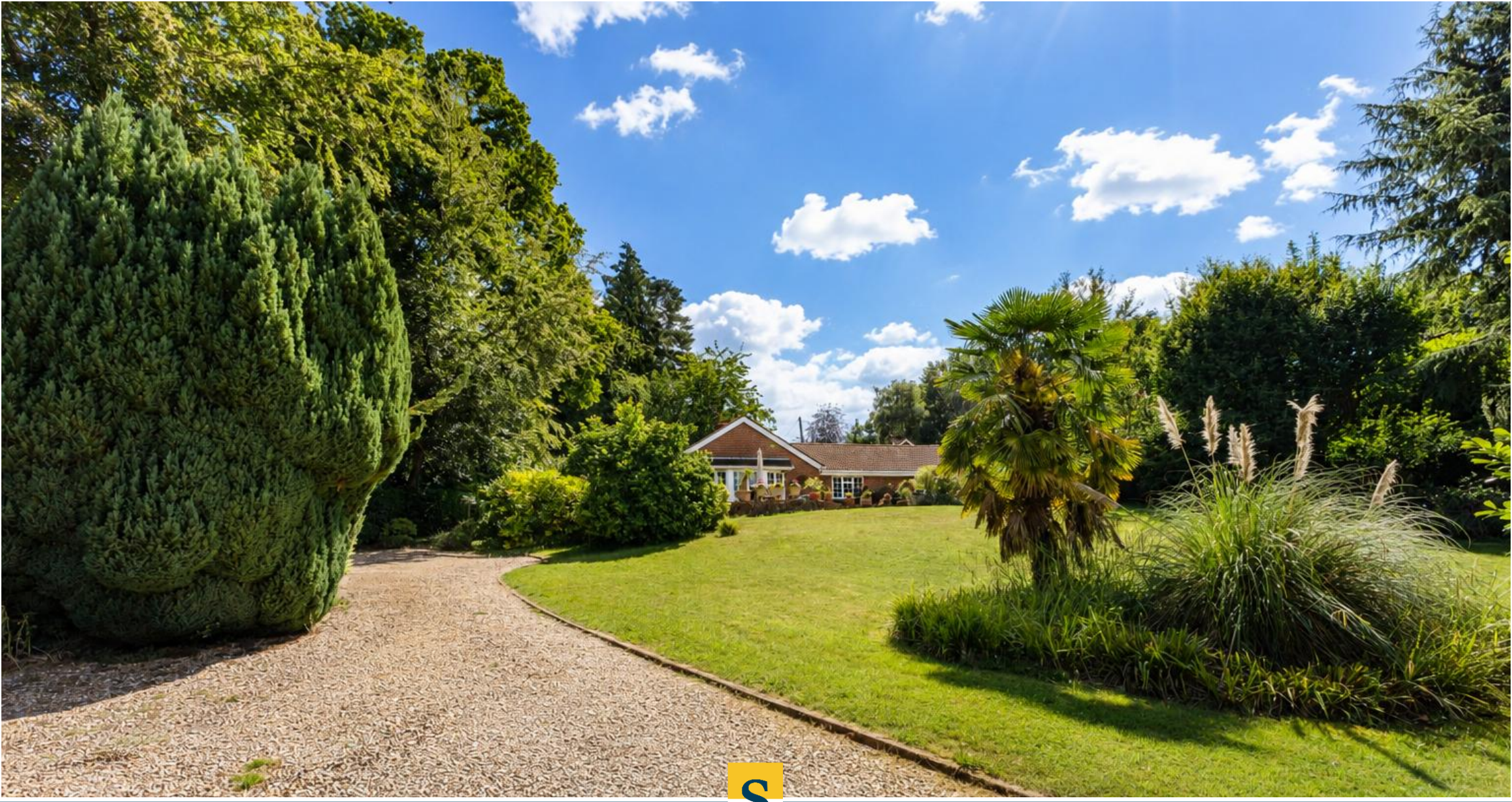


SUNSET

ARFORD • HEADLEY

Sunset, Arford Common, Headley, Hampshire, GU35 8DJ

Substantial detached four bedroom bungalow with attached one bedroom annexe, all within mature surrounding gardens in an incredibly picturesque setting within Arford Common. Offered with no onward chain.

Occupying an enviable plot approaching 0.6 acres in one of Headley's most picturesque settings, Sunset is a substantial detached bungalow offering beautifully proportioned accommodation, an attached self-contained annexe and delightful mature gardens backing onto peaceful woodland. It is easy to appreciate how it has been cherished by the same owners for over 30 years, the property presents an exceptional opportunity to acquire a wonderfully versatile home with scope to personalise, whilst enjoying one of the area's most desirable semi-rural locations.

Approached via a generous driveway providing ample parking, the property sits comfortably within its mature plot, where established planting and carefully tended gardens create an immediate sense of privacy and tranquillity.

The welcoming entrance hall leads through to a particularly impressive dual aspect sitting room, where a wide bay with French doors framing glorious views across the gardens, which open directly onto an extensive paved terrace, creating a seamless connection between the house and its surroundings. A handsome stone fireplace provides both a focal point and a warm and cosy source of heat throughout the winter months, making this a great room all year round.
A generous kitchen/dining room offers an abundance of storage and preparation space centred around a substantial breakfast bar, this sociable room comfortably accommodates family dining.

The principal bedroom is an exceptionally spacious double overlooking the gardens to both the south and westerly aspects. This is complemented by three further well-proportioned bedrooms served by the family bathroom and a separate shower room.

Completing the primary accommodation is a utility room. This provides a link into the attached self-contained annexe. However, the annexe also enjoys its own private entrance meaning the bungalow and annexe could be independent from each other if desired.

This lovely space has a dual aspect open plan living/dining room with kitchen area, a feature of which is a south facing box bay window. Accompanying this is a double bedroom and a bathroom. Perfectly suited for multi-generational living, visiting relatives, independent teenagers or as a potential income opportunity, it provides valuable flexibility whilst remaining seamlessly connected to the main residence.

The privacy enjoyed here is a real rarity, with Arford Common right on your doorstep for quiet easy woodland walks. For those who seek a little company The Crown pub is within walking distance!!



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

Outside, the beautifully landscaped gardens are undoubtedly one of Sunset's greatest assets. Extending to almost 0.6 acres, the grounds provide extensive areas of lawn, mature specimen trees interspersed with colourful planting and a generous entertaining terrace that enjoy a wonderfully private aspect, whilst also enjoying sun throughout the afternoon and into the evening, and as the property name alludes to, it enjoys wonderful sunsets! There is also a secluded courtyard patio tucked away at the rear of the bungalow, which could be used as an independent garden area for the annexe if desired. Whether relaxing with family, entertaining guests or simply appreciating the peaceful surroundings, the gardens offer an exceptional outdoor lifestyle rarely found.

Tenure: Freehold **EPC Rating:** D **Council Tax Band:** G (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Unadopted Road: No formal arrangements for upkeep, managed on a neighbourly basis













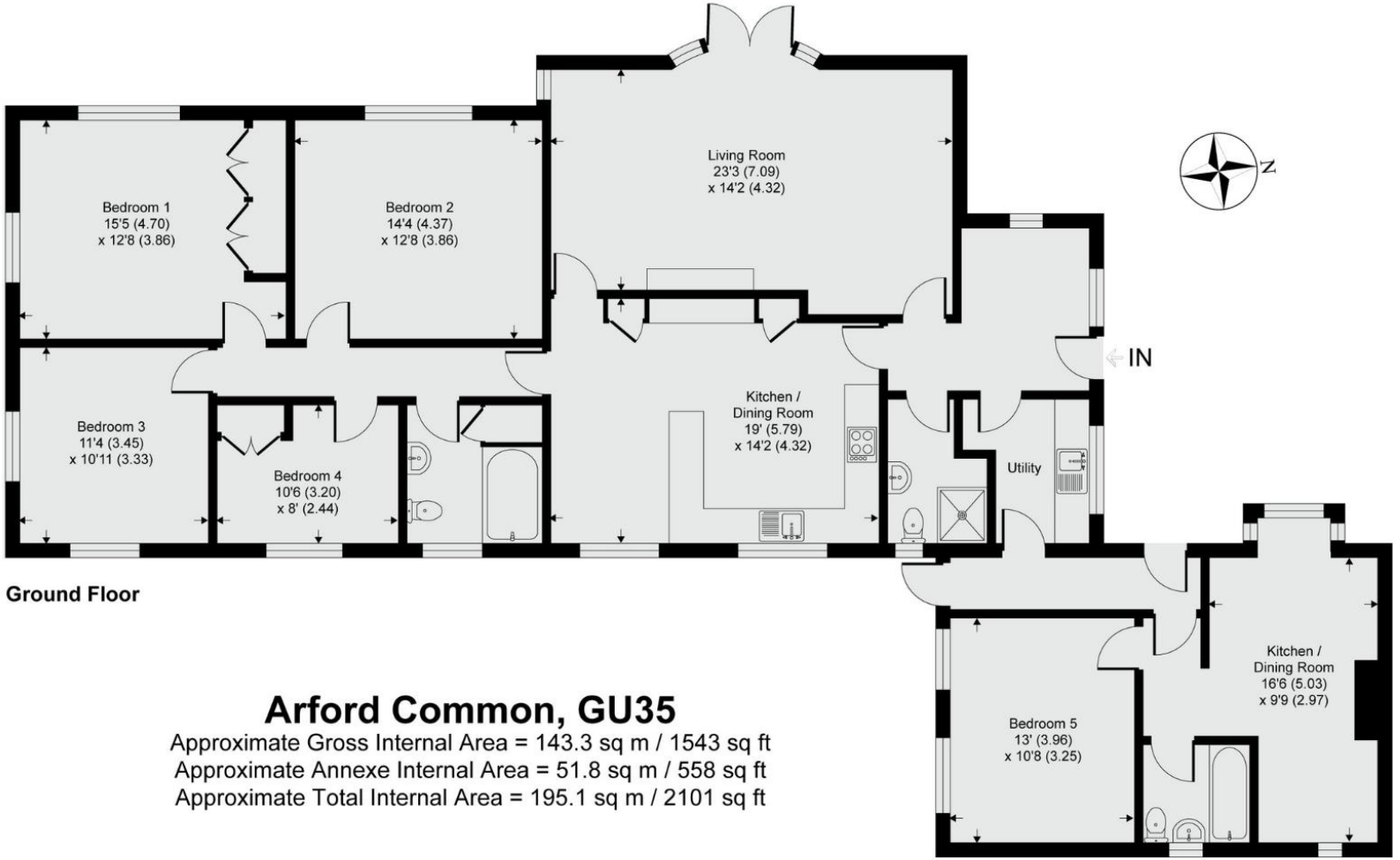
LOCATION

A quiet tucked away rural idyll, situated adjacent to Arford Common; a small local woodland area, but within only a few minutes drive of facilities in Headley or Grayshott. Ludshott Common which extends across to Waggoners Wells and Bramshott Common is also close by (a hearty walk/short drive).

Tucked away in the heart of Arford Common, on a quiet lane in a picturesque hamlet, situated on the fringes of Headley and Headley Down. Arford is a highly sought after location and has an excellent local pub, The Crown, and just a short walk away there is a newsagent and delicatessen to be found in Headley village, along with a doctors surgery/pharmacy, The Holly Bush pub, Luffs garden centre and The Holme Primary School.

Grayshott Village offers a wider range of facilities whilst high street shopping and main line stations can be found at Farnham and Haslemere.

Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles. The local area has plentiful surrounding woodland with Arford Common within close walking distance and Ludshott Common, The Golden Valley, Frensham Ponds etc all within a short drive.



Ground Floor

Arford Common, GU35

Approximate Gross Internal Area = 143.3 sq m / 1543 sq ft
Approximate Annexe Internal Area = 51.8 sq m / 558 sq ft
Approximate Total Internal Area = 195.1 sq m / 2101 sq ft

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours

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