

# 2 FAIRVIEW TERRACE

ARFORD COMMON • HEADLEY

# 2 Fairview Terrace, Arford Common, Headley, Hampshire, GU35 8DH

*A charming terraced cottage situated in an elevated location with far reaching views, within Arford Common, close to the heart of this much sought after hamlet.*

- This charming cottage, built around the turn of the last century, retains much character whilst offering thoroughly modern accommodation in a peaceful location within Arford Common
- From the lane you approach the property from the end of the garden, where there is a driveway parking space
- Adjacent to this is a former garage now converted to provide additional annex accommodation; either as a double bedroom with en suite shower room or as a home office/studio
- There is a further shed and lean-to as you move up through the garden to a patio area, a decked terrace and then steps up to the house
- There is another terrace in front of a triple aspect entrance/garden room (with a "Cosy Tile Roof" added in 2025) enjoying elevated garden views, which leads into the main house
- Spacious open plan sitting /dining room stretching 22'; with a gas fire to the living room and wood burning stove within the dining room
- The kitchen is found to the rear with a good range of drawer and cupboard storage with space and plumbing for white goods. Beyond this is a utility area and cloakroom and access out to a rear courtyard
- Front aspect master bedroom with built in wardrobes, character fireplace, and superb elevated views over the garden and woodland
- Bedroom 2 is currently used as an art studio with feature cast iron fireplace
- Modern family bathroom with both bath and separate shower cubicle
- Arford Common is right on your doorstep for quiet easy woodland walks. The Crown pub is also within walking distance!!



## KEY INFORMATION

Two bedroom cottage
Detached garden studio
Off road parking
Situated in the heart of Arford Common
Elevated views

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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## LOCATION

Fairview Terrace is  a tucked away rural idyll, but within only a few minutes drive of facilities in Headley or Grayshott. Situated adjacent to Arford Common; a small local woodland area. Ludshott Common which extends across to Waggoners Wells and Bramshott Common being a hearty walk/drive away. 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 and Luffs garden centre. 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.

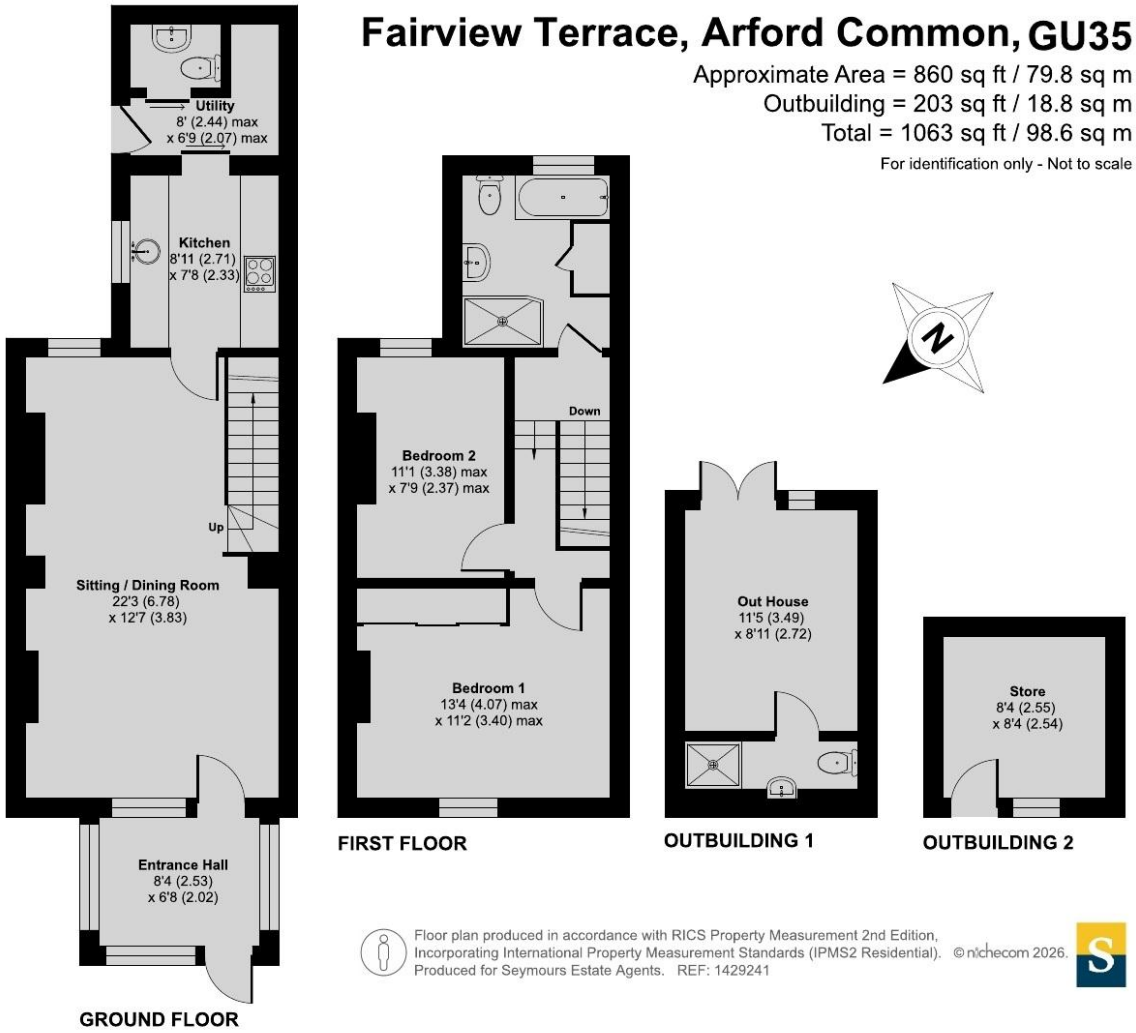
**Tenure:** Freehold **EPC Rating:** D **Council Tax Band:** D (Correct at time of publication and is subject to change following a council revaluation after a sale)

**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

# Fairview Terrace, Arford Common, GU35

Approximate Area = 860 sq ft / 79.8 sq m
Outbuilding = 203 sq ft / 18.8 sq m
Total = 1063 sq ft / 98.6 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1429241








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