



# 1 ROSE COTTAGES

HEADLEY DOWN • HAMPSHIRE

# 1 Rose Cottages, Fullers Vale, Headley Down, Hampshire, GU35 8NS

*Character attached cottage, offering versatile accommodation arranged over three floors in addition to a large garden outbuilding; all within attractive gardens of over 0.6 acres within a rural woodland setting.*

This character home offers an idyllic rural retreat, nestled within its woodland setting, whilst being only a few minutes from both Headley and Grayshott villages and their amenities.

The plot is exceptionally generous with driveway parking along the front aspect for over four vehicles, with an additional drive running down the side of the plot to a detached outbuilding at the rear, offering a double garage and workshop/studio, extending 39 foot in total. Invaluable additional parking and offering scope to create annex accommodation, a home office, art studio or home gym if desired.

From the top driveway you enter the cottage on the first floor with the front door opening into a spacious hallway leading to the majority of the bedrooms with stairs down to the main reception accommodation and stairs up to a 2nd floor bedroom suite.

On the ground floor is a superb triple aspect sitting room with patio doors to the garden, this was added in the 1960's and really is an excellent addition offering panoramic views over the garden. In the summer you can throw the patio doors open to allow a gentle breeze in, while in

the winter the wood burning stove provides cosy comfort for lazy days with family and friends.

The kitchen/dining room is a great space and also has patio doors directly out onto a paved terrace and the garden beyond; an ideal spot for a quiet drink watch the wildlife, or for al fresco dining and entertaining. Adjacent to this is a large butler's pantry/utility room (former family room) providing useful additional storage. Completing the ground floor accommodation is a shower room, invaluable when coming back from muddy woodland walks!

Moving to the first floor the triple aspect principle double bedroom is worthy of note; enjoying a vaulted ceiling, dressing room and en suite shower room, but perhaps its finest feature is the Juliette balcony offering elevated views over the gardens.

There are two further bedrooms on this level, a double bedroom with built in storage currently used as a study and an L shaped bedroom with deep under stair cupboard/wardrobe storage, these share the use of a family bathroom. On the 2nd floor is our final bedroom, a dual aspect double with en suite shower room.



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## OUTSIDE AND FURTHER INFORMATION

The grounds enjoyed here are incredibly special, approaching 2/3rds of an acre, with a woodland backdrop beyond creating a real sense of privacy. Predominantly laid to lawn with mature tree's. The Magnolia tree provides a beautiful display in Spring and the Willow provides dabbled shade over the stream which meanders through the garden. There are two bridges over the stream, a wooden pedestrian bridge close to the cottage and a vehicular crossing close to the garage/outbuilding.

The cottage is believed to date from 1875 with more modern extensions.

**Tenure:** Freehold

**EPC Rating:** E

**Council Tax Band:** F (Correct at time of publication and is subject to change following a council revaluation after a sale)

**Services:** The property has mains water, electricity, oil fired central heating to radiators and mains drainage.

**Broadband and Mobile services:** Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)





## LOCATION

A semi rural position enjoying woodland vistas to both the front and back, on the doorstep of National Trust heath and woodland, between Headley and Headley Down with Headley village amenities close by.

Headley is a charming village dating back many centuries with its own Church, community centre and village hall, doctor's surgery and retail chemist, hairdresser, delicatessen, Morrisons Daily, along with Luffs Mill Lane Farm Shop and garden centre. The Pavilion (recently reopened after undergoing modernisation) offers football, cricket, tennis and bowls. There are two pubs nearby, The Holly Bush and The Crown.

The Holme Primary School in Headley covers both infants and juniors and enjoys its own forest school. Further schooling options are available close by in Grayshott, Churt and Liphook. There are also extensive options for private schools such as St. Edmund's School in Grayshott and Amesbury in Hindhead.

The general area abounds in acres of National Trust lands, ideal for walking and horse riding including Ludshott Common, Arford Common, Gentles Copse and Headley Down Nature Reserve.

Headley is well situated, being only 4 miles off the A3 with the Hindhead Tunnels giving easy access to London, the South Coast Coast and both London Airports. Excellent high street shopping can be enjoyed in the towns of Guildford, Farnham and Petersfield with local shops in Grayshott, Liphook and Haslemere. Mainline train stations can be found at Liphook, Haslemere, and Farnham offering travel to London in under the hour.



## Rose Cottages, GU35

Approximate Gross Internal Area = 143.5 sq m / 1545 sq ft  
 Approximate Garage Internal Area = 19.4 sq m / 209 sq ft  
 Approximate Outbuilding Internal Area = 19.4 sq m / 209 sq ft  
 Approximate Total Internal Area = 182.3 sq m / 1963 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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