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POUND COTTAGE

HEADLEY • HAMPSHIRE

Pound Cottage, Liphook Road, Headley, Hampshire, GU35 8LL

Detached five bedroom Georgian home offering flexible modern accommodation in a level plot within the historic heart of Headley village. Offered with no onward chain.

Dating from around 1800, Pound Cottage is a handsome and characterful five-bedroom home offering approximately 2,017 sq ft of beautifully balanced accommodation, together with an integral **garage/workshop**. With a wealth of period detail, this property has been a much-loved family home for the past two decades and occupies a **prominent position** in the **historic heart of Headley** village.

A walled approach opens onto a **gated driveway**, providing generous parking for several vehicles, leading to the integral garage/workshop. The formal entrance is arranged to the northern elevation, where an impressive pillared porch and original front door overlook the wide, established lawn. Day-to-day family life, however, revolves around the equally charming entrance beside the driveway. Two broad steps rise to a wooden front door, opening into a **spacious and welcoming hallway** with a delightful bench-seat nook—the perfect place to remove muddy boots after a countryside walk. There is also a useful **cloakroom** and a staircase rising to the first floor.

Immediately to the right lies the heart of the home: a wonderfully sociable **kitchen and dining room** created by opening the two spaces into one. A roof lantern draws natural light into the kitchen, which is fitted with a traditional range cooker, butler's sink and integrated Neff dishwasher, complemented by a small breakfast bar for relaxed morning coffee or conversation while meals are prepared. The adjoining dining area enjoys a dual aspect and provides ample room for family gatherings and informal entertaining. Patio doors open directly onto an enchanting **wisteria-clad courtyard garden**. The adjoining **utility room** also opens onto the courtyard and just outside is a former gardener's WC, now cleverly repurposed as a dog-washing area with additional storage. The utility and garage connects internally with the kitchen/dining room, creating an exceptionally practical arrangement.

The more formal reception rooms are arranged at the opposite end of the house, linked by a hallway with original floorboards and each looking across the historic lawned frontage. The **family room** features an ornamental fireplace and box-bay window, while the generously proportioned, dual-aspect **drawing room** is centred around a handsome fireplace. This is approached through an original **Georgian reception room**, complete with an open fire, sash window and wooden shutters—a particularly atmospheric space that could serve equally well as a library, music room, office or playroom. Tucked discreetly behind the entrance hall, stairs descend to a useful storage **cellar**, while a second **study area** provides valuable space for working from home without encroaching upon the principal living rooms.

The split-level first-floor arrangement adds further interest to the house. An initial half landing opens into a spacious family **shower room**, before the staircase continues to **five well-proportioned bedrooms** and a substantial **family bathroom** fitted with both a bath and separate shower. Extending to 20'1, the principal bedroom is an impressive dual-aspect retreat with built-in wardrobes and a central ornamental fireplace. The second bedroom is equally appealing, enjoying a triple aspect and attractive bay window, while the remaining three bedrooms offer excellent flexibility for family, guests or additional workspace.

Offering versatile reception space and beautifully preserved period character, Pound Cottage represents a rare opportunity to become the next custodian of a distinctive village home with more than two centuries of history.



CONTACT: JAMES KING

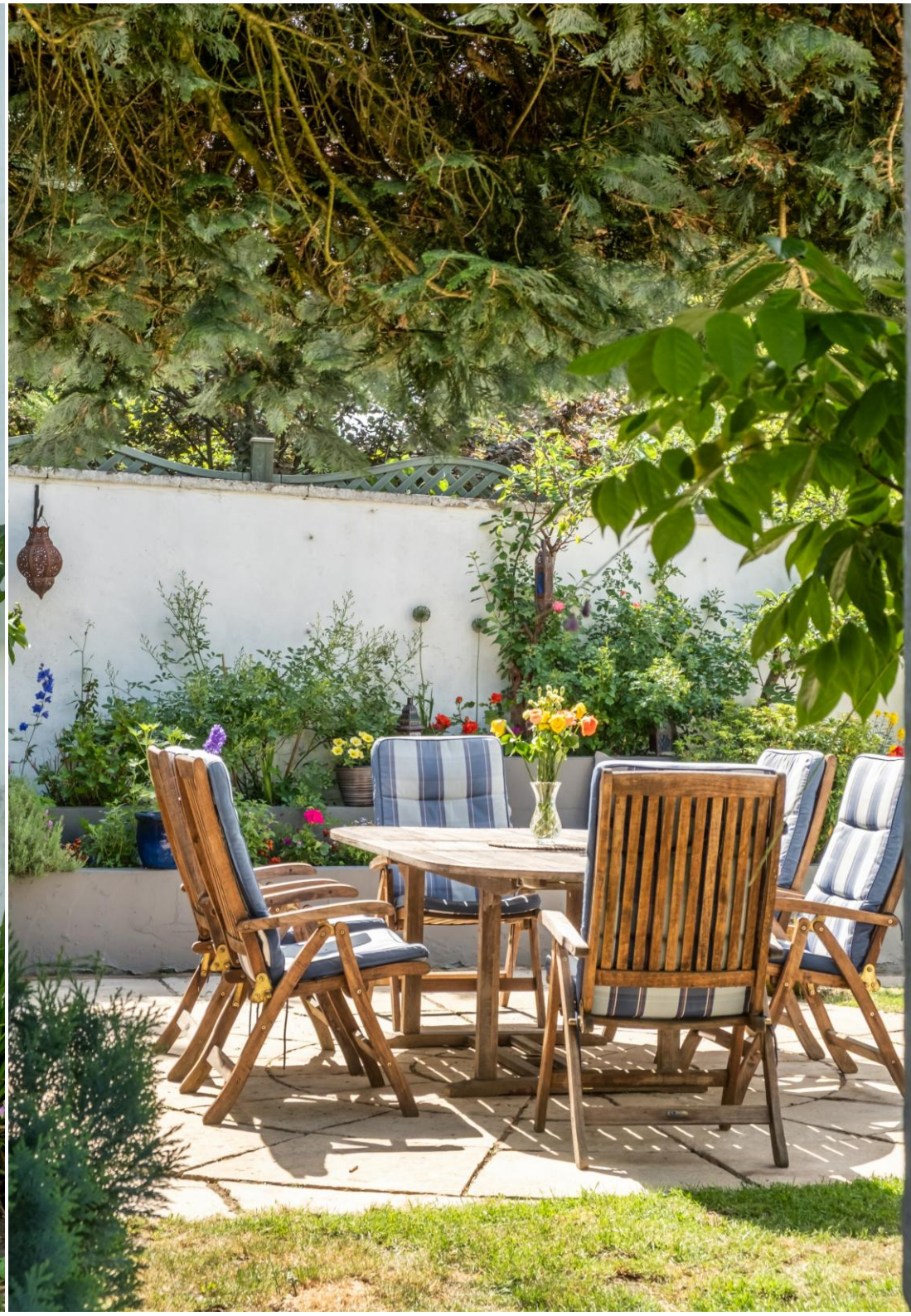
ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

01428 771155

JAMES@SEYMOURS-GRAYSHOTT.CO.UK











OUTSIDE AND FURTHER INFORMATION

Outside, the broad lawn provides a wonderfully green and established setting to the formal frontage, ideal for large gatherings and for children and pets to play, while the more intimate rear courtyard creates a pleasantly contrasting area designed for privacy and entertaining. Sheltered by its walls and centred around a circular paved terrace, with raised beds providing colour and interest, this secluded outdoor room offers a tranquil setting for summer dining and quiet relaxation

All windows replaced in 2016 with triple glazed UPVC (except 2nd study)

Tenure: Freehold

EPC Rating: C

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. New boiler installed in 2019 with a 10 year guarantee

Broadband and Mobile services: Visit checker.ofcom.org.uk







LOCATION

Situated in a central village position within easy reach of shops, doctor's surgery, pubs and village green.

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 (currently 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, such as St. Edmund's School, and more information is available on request.

The general area abounds in acres of National Trust lands, ideal for walking and horse riding.

Headley is well situated, being only 4 miles off the A3 with the Hindhead Tunnels giving easy access to London and the South Coast. Excellent high street shopping can be enjoyed in the towns of Guildford, Farnham and Petersfield with local shops in Grayshott, Liphook and Haslemere.

Four local train stations Haslemere, Farnham, Liphook and Bentley Station give excellent commuter access to London (Waterloo) in under the hour. Bus route 23 runs services between Haslemere and Alton with bus stops along Crabtree Lane. www.headley-village.com



**Approximate Gross Internal Area 2917 sq ft - 271 sq m
(Including Garage)**

Cellar Area 121 sq ft – 11 sq m

Ground Floor Area 1711 sq ft – 159 sq m

First Floor Area 1085 sq ft – 101 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Seymours
PRESTIGE HOMES

Aberdeen house, Headley Road, Grayshott, GU26 6LD
01428 771155
james@seymours-grayshott.co.uk
www.seymours-estates.co.uk

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