



**FRENHAM LANE, HEADLEY**  
*HAMPSHIRE, GU35*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Frensham Lane, Headley,  
Hampshire, GU35**

**Guide Price £995,000  
Freehold**

 **3 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

Main Bedroom With En Suite Bathroom and Shower, Two Further Bedrooms, Shower Room, Vaulted Sitting Room, Vaulted Kitchen/Breakfast Room, Double Garage Barn, Storage, Delightful Well Stocked Private Gardens, Parking, Stunning Views over Countryside.

## Hamptons

10 The Square  
Liphook, Hampshire, GU30 7AH  
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A charming character barn located with great privacy and fine views over the surrounding rolling North Hampshire countryside and farmland.

## The Property

This superb detached barn has great character with many features including exposed wall and ceiling beams, magnificent vaulted ceilings, full height doors giving light to the main reception rooms and a central local stone fireplace with inset wood burning stove and mellow beam over. The property was built just over 10 years ago and although very characterful is built to a modern design with underfloor heating, modern farmhouse style kitchen and ensuite bathroom to the main bedroom. As you enter the property, you come in to a wonderful open plan reception area with a central fireplace, on the ground floor are Two Bedrooms serviced by a Shower Room, there is also a conservatory. Outside there is a double Barn Garage. The property is beautifully presented and a viewing is highly recommended.

## Outside

The gardens and grounds are a glorious feature of the property, with a long drive leading via an electronic gate to a gravel parking area, with the rest of the garden being laid to lawns. The gardens enjoy interspersed wide flower border with a good mixture of plants and Shrubs. In the garden is a small soft fruit/orchard area, with the drive way continuing the rear of the Barn giving access to the Double Barn Garage. The garden has excellent

views to the front overlooking North Hampshire countryside and farmland surrounding Headley.

## Location

Situated on the rural fringes of Headley Village, the property is well positioned for local shops nearby and excellent access to the A3 London-Portsmouth Road, as well as direct access into Farnham and up to the M3. The major towns of Liphook and Farnham both provide comprehensive shopping and leisure facilities, pubs and restaurants, and both mainline stations provide a fast and frequent train service to London Waterloo. This area is well known for its delightful unspoilt countryside, much of which is owned by the National Trust, with sailing at Frensham Ponds and a good number of golf courses in the locality.

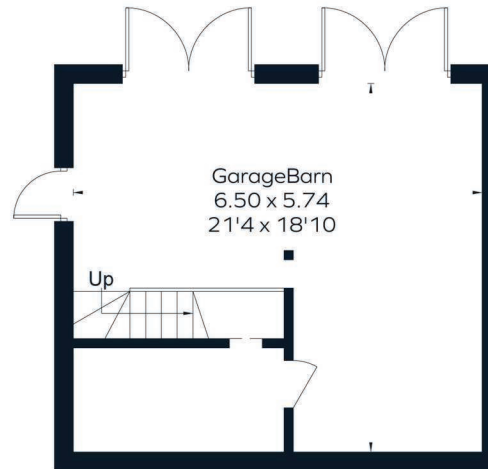
## Additional Information

SERVICES: Central Heating by Oil Fired Central Heating. Private Drainage. Mains Water and Electric. Double Glazing.

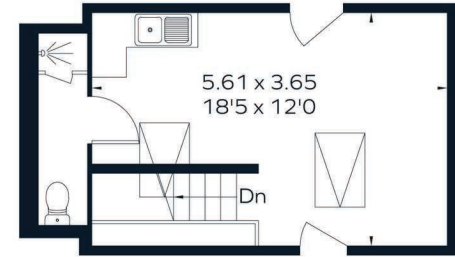
LOCAL AUTHORITY: East Hampshire District Council.  
Tax Band: F

# { CHARMING CHARACTER BARN IN ROLLING HAMPSHIRE COUNTRYSIDE

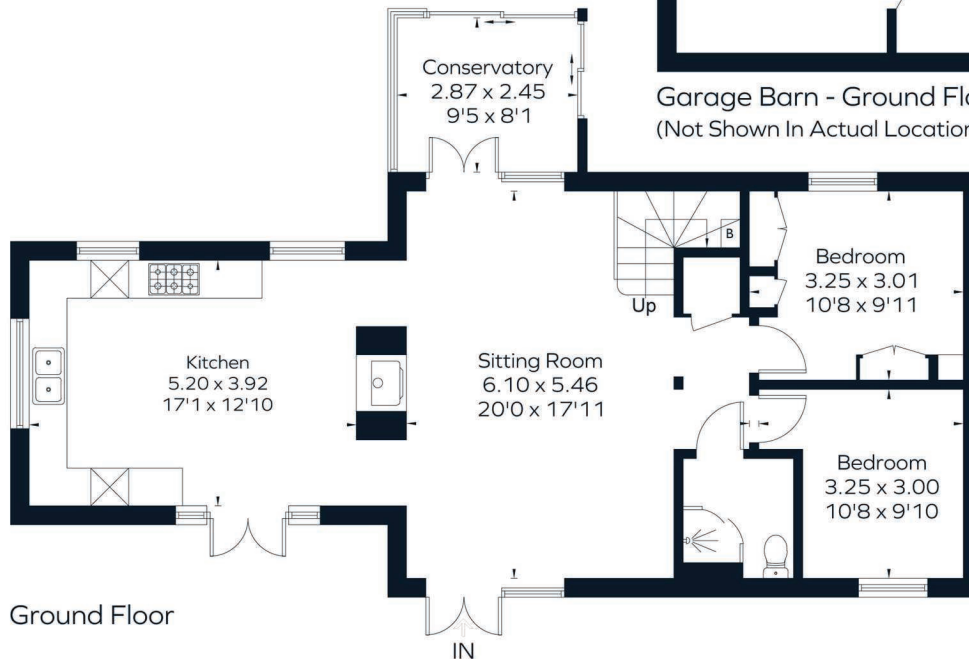
Approximate Area = 113.8 sq m / 1225 sq ft  
 Garage Barn = 62.0 sq m / 667 sq ft  
 Total = 175.8 sq m / 1892 sq ft (Excluding Void)



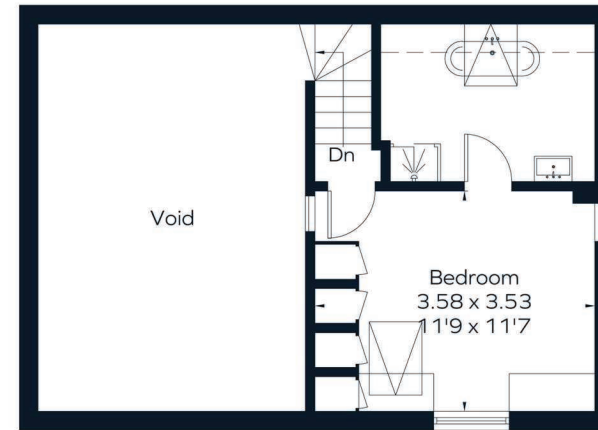
Garage Barn - Ground Floor  
 (Not Shown In Actual Location / Orientation)



Garage Barn - First Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 312957

**For Clarification**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | A (95+)  |         | 90        |
| B (81+)                                     |          |         |           |
| C (69-80)                                   |          |         |           |
| D (55-68)                                   |          |         |           |
| E (39-54)                                   |          | 52      |           |
| F (21-38)                                   |          |         |           |
| Not energy efficient - higher running costs | G (1-20) |         |           |

England, Scotland & Wales EU Directive 2002/91/EC

