



Standford Lane, Headley, Hampshire
Price Guide £1,750,000

STANDFORD LANE HEADLEY HAMPSHIRE GU35 8RQ

Price Guide £1,750,000 Freehold

VIEWINGS NOW AVAILABLE

A Characterful 18th Century Country Home with Idyllic Riverside Grounds.

This enchanting period residence, believed to date back to the 18th century, was originally a working mill and miller's cottage. Converted in the 1950s into a private home, the property now offers a beautifully presented country house, showcasing mainly Bargate stone elevations with brick quoins under a traditional tiled roof. The conversion was carried out with great sensitivity, blending original character with modern comfort. Notable features include solid oak flooring, staircase, and internal doors, along with extensive exposed beams and striking stonework that speak to the building's rich heritage. More recently, the current owners have added a stunning orangery at the rear of the property. This light-filled extension provides a spectacular kitchen and dining space with panoramic views over the river and gardens, offering a perfect setting throughout the seasons.

Set within just over 8 acres, the grounds are truly exceptional. They include formal gardens, paddocks, areas of light woodland, and a hard tennis court. The River Wey meanders through the grounds, offering approximately 430 yards of river frontage, creating a peaceful and private waterside retreat. A range of outbuildings complement the estate, including a large open-fronted barn, three loose boxes, a tack room, and a hay store—perfect for equestrian pursuits. Remote-controlled gates lead to a sweeping driveway with ample parking in front of the house. A charming spring-fed pool sits beside a Yorkstone terrace, ideal for al fresco dining or quiet reflection.

- A beautifully converted former corn mill, from the 18th century, set in a picturesque location along the banks of the River Wey
- Sympathetically restored, showcasing original features such as historic beams and timbers, blended seamlessly with modern comforts
- Welcoming reception hall
- Outstanding orangery incorporating a kitchen, dining and living space
- This charming character home is nestled within grounds of approximately 8.5 acres
- A rare opportunity to acquire a period home in a truly magical setting
- Elegant drawing room with characterful beams
- Four bedrooms, three with en suite shower rooms

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Local Authority: EHDC Tax Band H

Services: type your text here









SITUATION

The property is tucked away in the hamlet of Stanford, about 3 miles north of Liphook. The area is surrounded by miles of National Trust countryside, offering wonderful walking and riding opportunities. Liphook provides a variety of shops, services, and a mainline train station, with direct services to London Waterloo in approximately one hour. Families will appreciate the excellent selection of state and independent schools nearby, while leisure options include several highly regarded golf courses—such as Blackmoor, Liphook, and Hankley—and sailing at nearby Frensham Ponds.



DIRECTIONS

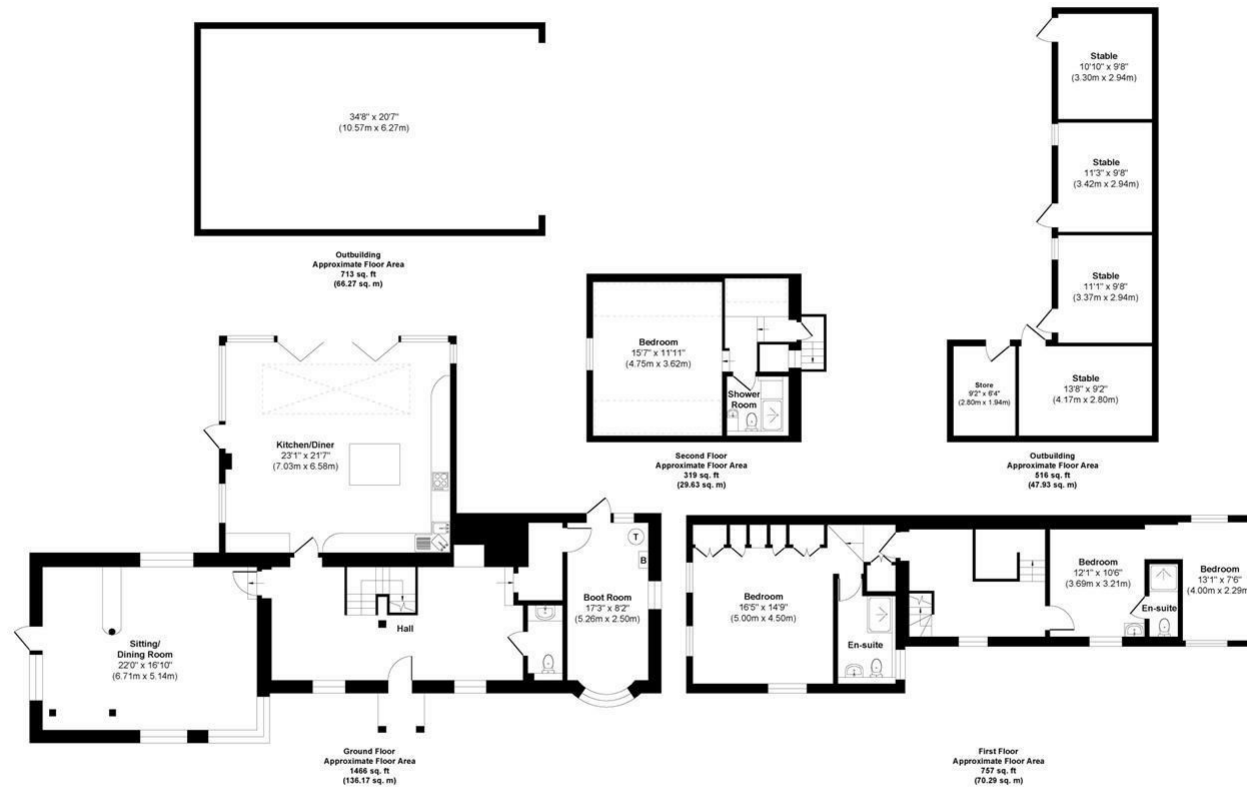
From Liphook village centre, take the Headley Road, B3004 for approximately 3.2 miles. The Old Corn Mill is located on the left hand side. For viewings, please slowly drive off the road and either signal you have arrived by using the intercom or await assistance from the selling agent.

16th May 2025

Farnham 9 miles
Haslemere 9.1 miles
Liphook 3.2 miles
Liphook Station 3.5 miles
Guildford 19 miles
London Heathrow 39 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Standford Lane
Approx. Gross Internal Floor Area
3771 sq. ft / 350.29 sq. m



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show
Produced by Home Focus Studio LTD

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900	HASLEMERE OFFICE T: 01428 664 800	LIPHOOK OFFICE T: 01428 728 900	MAYFAIR OFFICE T: 0870 112 7099	AUCTION ROOMS T: 01483 223101
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