



**Beech Hill, Headley Down, Bordon, Hampshire**  
**Price Guide £525,000 Freehold**

CLARKE  GAMMON  
1919



FERMAINE, BEECH HILL, HEADLEY DOWN  
BORDON HAMPSHIRE GU35 8EQ

## Price Guide £525,000

Detached bungalow	Woodland outlook to front
Popular location	Two double bedrooms
Two bathrooms	Front & rear gardens
Well presented throughout	Zoned open plan receptions.
Driveway	Garage



**An elevated bright and spacious bungalow with a good blend of character touches and contemporary open living spaces within a private plot benefitting from a semi-rural wooded outlook.**

### THE PROPERTY

Since ownership the current owner has included an ensuite shower room so making the home more versatile with advantage of an elevated plot with far reaching views. Approached via a block paved driveway there is parking for several cars, access to a detached single garage and a glazed enclosed porch. Immediately apparent as you enter the hallway is the original solid wood parquet flooring further highlighted by the clean finish and sense of light/space. The property comprises of two well-proportioned bedrooms, the largest of which is set to the front and benefits from a built-in storage cupboard and access to the ensuite. The second room is positioned to the rear and has view of garden. Situated between the two bedrooms is the bathroom made up of a white three-piece suite with shower over bath. The main reception is complete with a multi fuel stove and offers a good, proportioned living space with sliding doors connecting to a versatile dining area with double glazed roof. This light and airy space benefits from a limestone floor and overlooks the rear garden and patio. From the dining area both kitchen and garden are equally accessible via French doors allowing for better entertaining space access including an abundance of shared natural light which is a one of the standout features of the property. The kitchen has been installed to a high standard and offers a comprehensive range of storage with good quality Silestone work surfaces and a butler sink. The modern feature oil-fired Rayburn is located in the kitchen offering ovens and two covered hot plates for cooking whilst also sourcing both heating/hot water.





## THE GROUNDS

Being on an elevated plot overlooking woodland the approach is via a block paved driveway where there is parking for several cars, access to a detached single garage and a glazed enclosed porch.

To the rear is a low maintenance/managed tiered garden that rises away from the patio offering an abundance/diversity of plants and shrubs where the views take in a natural wooded panorama with nature all around.

## SITUATION

Headley Down lies within easy reach of Liphook and Grayshott which have a good selection of shops (including Sainsburys) and excellent schools. The A3 at Hindhead provides access to London, the motorway network and the south coast. Main line rail connections can be found at Liphook and Haslemere which will take you to London Waterloo in around one hour. The National Trust owned Ludshott Common is on the door step and the whole area is surrounded by beautiful countryside including Waggoners Wells and the Devil's Punchbowl. There are excellent sports and recreation facilities nearby including Champneys Forest Mere and golf courses at Hindhead and Liphook.

**GUILDFORD** | 19 Miles by road      **LONDON WATERLOO** |  
From Guildford fastest train takes 32 minutes with an average travel time of 59 minutes.

**GODALMING** | 14 miles by road      **LONDON WATERLOO** |  
From Godalming fastest train time takes 39 minutes, however the average journey usually takes around 45 – 52 minutes.

**HASELMERE** | 4 miles by road      **LONDON WATERLOO** |  
From Haslemere fastest train time takes just 49 minutes however the average is 1 hour and 5 minutes.

**CENTRAL LONDON** | 50 miles by road.

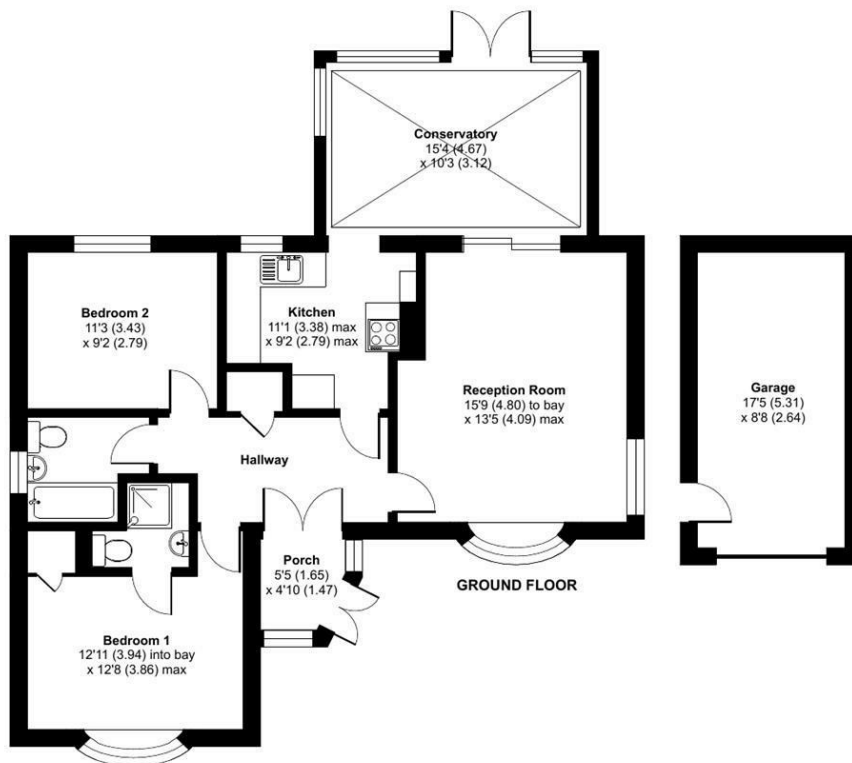
## Beech Hill, Headley Down, Bordon, GU35

Approximate Area = 929 sq ft / 86.3 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1079 sq ft / 100.2 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). © n°chemcom 2025. Produced for Clarke Gammon. REF: 1289883

### LOCAL AUTHORITY

East Hampshire

### COUNCIL TAX

Band D

### SERVICES

Mains water,  
Mains electricity,  
Mains drainage,  
Oil fired central heating.

18th December 2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CG HASLEMERE OFFICE

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### DIRECTIONS

From our office in Haslemere, continue along High Street heading south towards Petworth Road and Lower Street, taking the right turn onto Lower Street then following the road continuously along the B2131 through Wey Hill and continuing to the Hindhead Road A287. Continue Hindhead Road A287 all the way to the first roundabout then take the left turn onto the Portsmouth Road where at the next roundabout just past the petrol station takes a right onto Headley Road B3002. Continue through the village and approximately 2 miles where eventually on the left side there is the petrol station and a left turn into Beech Hill. Continue along Beech Hill for approximately half a mile where a small crescent on

### 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

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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