



Picketts Hill, Headley, nr Churt, Hampshire
Offers Over £1,250,000 Freehold

CLARKE  GAMMON

**HORSESHOE FARMHOUSE PICKETTS HILL
HEADLEY, NR CHURT HAMPSHIRE GU35 8TD**

Offers Over £1,250,000

Idyllic setting amongst stunning
Hampshire countryside

An overall plot of 0.83 acre

Beautifully crafted orangery

Detached annex/home office
building

Far reaching southerly views

Over 4600 sq ft of accommodation

Up to seven bedrooms and five
receptions

EV charge point



Churt 2.3 miles
Frensham 3 miles
Grayshott 4 miles
Bentley Station 5 miles
Liphook 5.9 miles
Farnham 7 miles
Haslemere 8.5 miles
Guildford 18 miles
London Heathrow 36 miles

THE PROPERTY

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THE GROUNDS

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SITUATION

Located in a secluded rural setting on the Hampshire/Surrey border, this area benefits from the nearby villages of Frensham and Churt, both of which offer well-regarded primary schools, traditional pubs, and churches. Headley village has two enjoyable pubs and a selection of shops in the centre of the village. Country Market is a few minutes' drive by car or around a 30 minute walk. For a broader range of amenities—including mainline railway stations with direct services to London Waterloo—the nearby towns of Liphook (5 miles), Farnham (8 miles), and Haslemere (9 miles) are easily accessible. The area also offers a wide selection of both state and independent schools for all age groups. A wealth of beautiful countryside surrounds the location, much of it managed by the National Trust, providing ample opportunities for outdoor activities and scenic walks.

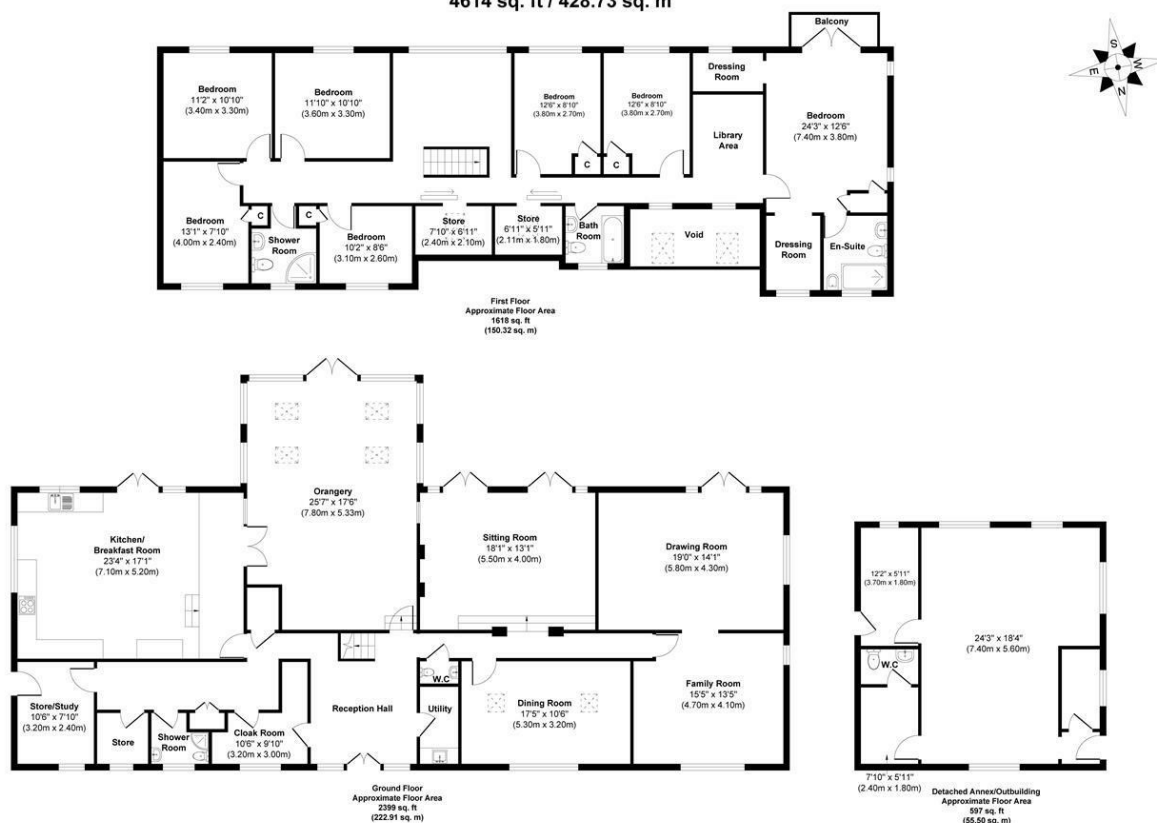
GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Picketts Hill
Approx. Gross Internal Floor Area
4614 sq. ft / 428.73 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 shown.
Produced by Home Focus Studio LTD

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

30th July 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG HASLEMERE OFFICE

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DIRECTIONS

From Farnham, head south on the A325 through Wreclesham and Holt Pound, passing Bird World and the Country Market. Shortly after the Citroën garage and just before the traffic lights, turn left into Picketts Hill. Continue for approximately one mile — Horseshoe Farmhouse is located on the left-hand side at the end of the lane.

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

