



Short Acre, Mill Lane, Headley, Hampshire

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BNP PARIBAS GROUP 

# Short Acre Mill Lane, Headley, Hampshire GU35 0PD

A beautiful, detached Art Deco-style family home with delightful gardens, located on the fringes of a sought-after village, close to local amenities

Headley 0.5 mile, Liphook and station 3.9 miles (London Waterloo 63 minutes), Farnham 8.2 miles, Haslemere 8.3 miles, A3 (Guildford & Godalming Bypass) 5.2 miles, London Heathrow Airport 37.5 miles, central London 50.1 miles

Storm porch | Reception hall | Sitting room  
Dining room | Kitchen | Utility room | Cloakroom  
Principal bedroom suite with dressing room and en suite | 3 Further bedrooms | Family bathroom  
Garden about 0.8 acres | Garage | Workshop  
EPC rating D | About 0.8 acres

## The property

Short Acre is a beautiful 1930's Art Deco Style family home offering almost 2,000 sq. ft. of flexible accommodation arranged over two light-filled floors, which has been lovingly and sympathetically renovated by the current owners, combining period features with modern amenities. Features of note include wooden floorboards throughout the ground floor, stylish black powder coated aluminium windows and doors, picture rails and first floor balcony.

From the welcoming reception hall, with cloakroom and turned staircase to the first floor, the accommodation has a natural flow. To the right is the spacious dual aspect L-shaped sitting room with feature fireplace, woodburning stove and French doors to the garden and, to the left a generous front aspect dining room. Adjacent is the bespoke kitchen with contemporary high-gloss wall and base units

including breakfast bar, Integrated appliances, Range cooker, Corian worktops and larder cupboard. The kitchen opens into a utility room with a range of fitted units, and a door to the garden.

On the first floor the property offers a generous dual aspect principal bedroom suite with fitted dressing room, contemporary fully tiled, en suite shower room with underfloor heating, and a door to a 21 ft. front aspect balcony. There are three further bedrooms and a modern, fully tiled family bathroom with walk-in shower, underfloor heating and luxurious bath with waterfall tap and floor lighting to either side for "soft" lighting effect.

## Outside

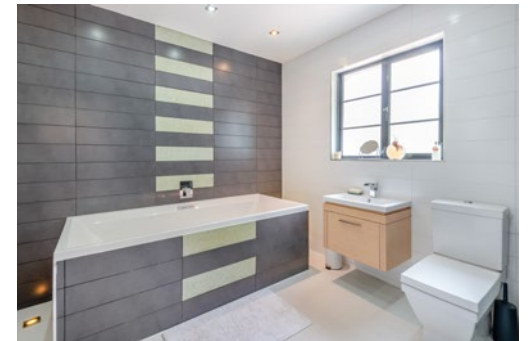
The property is approached through twin stone pillars and Art Deco-style iron gates over a tree-lined gravelled driveway and forecourt providing private parking and giving access to the attached garage and detached workshop.

The generous landscaped garden surrounding the property is laid mainly to lawn, with mature specimen trees and flower and shrub borders providing colour and variety, including a wisteria clad wrought iron arch leading from the drive to the garden. There are numerous seating areas and paved terraces, ideal for outside entertaining. The delightful art deco style ornamental pond has a waterfall and fountain and, to the furthest boundary, is the orchard, vegetable garden and greenhouse.

## Location

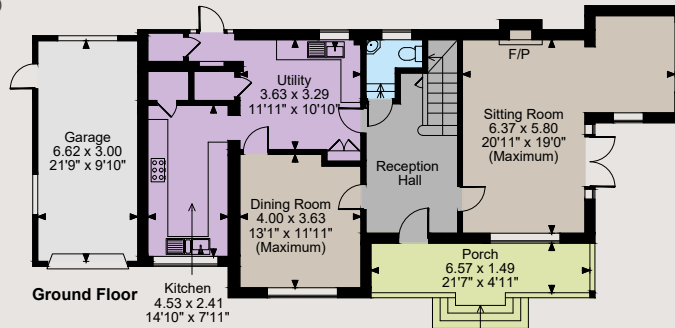
Headley village offers a good selection of day-to-day amenities including a church, village hall, local store, newsagent, small delicatessen, hairdresser, GP surgery with chemist, public house and primary school. The popular village of Churt has a village shop and newsagent, church, village hall, infant school and cricket ground. Liphook village offers a wider range of day-to-day amenities including a Post Office, Co-op, Sainsbury's and local independent stores.



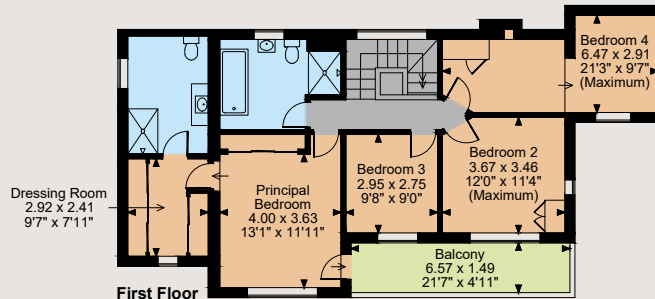


### Floorplans

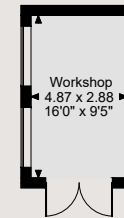
House internal area 1,958 sq ft (182 sq m)  
 Garage internal area 214 sq ft (20 sq m)  
 Wood Shed internal area 151 sq ft (14 sq m)  
 Balcony external area 105 sq ft (10 sq m)  
 Total internal area 2,323 sq ft (216 sq m)  
 For identification purposes only.



Ground Floor



First Floor



The area offers a wide range of state primary and secondary schooling including Liphook Infant and Junior Schools and Bohunt School (all rated Outstanding by Ofsted) together with a wide range of independent schools including St. Edmund's, Highfield and Brookham, Amesbury, Frensham Heights and More House.

### Direction

From Strutt & Parker's Haslemere office head south on High Street (A286), keep right to continue on Lower Street (B2131) and continue straight for 3.3 miles. At the roundabout take the 1st exit onto A287/A333, at the next roundabout take the 1st exit onto Portsmouth Road (A333), then take the 2nd roundabout exit onto Headley Road (B3002). Follow B3002 for 4.3 miles, turn left onto Liphook Road (B3002) then bear right onto Crabtree Road (B3002). After 0.6 mile Short Acre can be found on the left.

### General

**Local Authority:** East Hampshire District Council  
**Services:** Mains water, gas and electricity.

Private drainage; newly installed 2024 and compliant with current regulations.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,175,000



### Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

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