

# PICKETTS HILL HOUSE







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PICKETTS HILL, HEADLEY, HAMPSHIRE, GU35 8TD

An exceptional 6,500 sq. ft six-bedroom country home with bluebell woods, paddocks and sweeping grounds – a truly idyllic rural retreat. Occupying an elevated position overlooking your private woodland. In all 14.7 acres.

- Reception hall, drawing room, dining room, sitting room, study
  - Family room, library, vaulted music room
  - Bespoke kitchen/breakfast using Cumbrian Oak
  - Utility/boot room with dog shower, two cloakrooms
- Principal bedroom with en-suite bathroom and separate shower room
  - 2nd bedroom with dressing room and en-suite shower room
  - Four further bedrooms and two further bathrooms
  - Cellar with plant room and stores
- Automated gated entrance, long sweeping driveway with ample parking
  - Four bay garage block, EV charging point
  - Swimming pool heated via an Air Source heat pump
- Stable block, various outbuildings totalling 1,286 sq. ft.
  - Gardens and parklands grounds approx. 3.5 acres
  - Woodland and paddocks of approx. 11.2 acres
  - In all 14.7 acres

Farnham - (London Waterloo from 52 minutes), Haslemere 8 miles (London Waterloo 49 minutes),  
Alton 7.3 miles (London Waterloo – 67 mins), Guildford 17.9 Miles and London 54 miles



## A GLORIOUS FAMILY RETREAT IN THE HEART OF THE HAMPSHIRE COUNTRYSIDE

Set within the peaceful and picturesque rural enclave just south of Docketfield and Frensham, Picketts Hill House sits in an elevated position at the heart of 14.7 acres of private grounds. Surrounded by rolling countryside and tree-lined lanes, this impressive family home is approached via a long, sweeping driveway through automated gates — the setting promises both seclusion and serenity from the moment you arrive.

The property makes an immediate impression. A broad brick-pillared porch and double entrance doors open into a generous reception hall, creating a warm and welcoming sense of arrival. Off the central hallway lies the formal dining room — beautifully proportioned and offering superb views across the garden terraces and grounds beyond.





To the left, the vaulted music room is a real centrepiece. Featuring a dramatic triple-height ceiling and galleried landing, it is centred around a striking brick-built fireplace with a large wood-burning stove. Floor-to-ceiling windows on either side frame the front gardens and woodlands, while full-width bi-fold doors at the rear flood the room with light and open onto the gardens — perfect for family gatherings or entertaining. From here, an inner lobby leads to a wine cupboard with a sink, ideal for hosting. The adjacent library, study, and drawing room all enjoy natural light and stunning outlooks, creating versatile spaces for work, relaxation, and quiet retreat.

To the right of the entrance hall lies the heart of the home — a spacious kitchen/breakfast room crafted in bespoke Cumbrian oak. With a central island, generous cabinetry, a fitted dishwasher, Fisher & Paykel fridge freezer, and the classic charm of an Aga, this kitchen combines character with practicality. Like many rooms in the house, it benefits from full-width bi-fold doors opening onto the garden terraces. Also on this side of the house are the family room, utility, boot room, and the back staircase — a thoughtful layout for modern family living.







## A LANDSCAPE OF SERENITY AND ENCHANTMENT

There is a quiet magic to the grounds of Picketts Hill House — a harmony of landscape, seclusion and natural beauty that elevates this country retreat beyond the ordinary. The formal gardens unfold to the south and east of the house, where a series of terraces, hidden patios, and flowing water features create a sanctuary rich in sensory delight. This is a place to linger — where the scent of magnolia drifts through the air, rhododendrons bloom in every shade, and acers catch the shifting light of the seasons.

These gardens, extending to around 3.5 acres, are not merely ornamental — they are alive with maturity and movement. Sweeping lawns are punctuated by ancient oaks, graceful silver birches, and a wide array of seasonal planting that ensures constant colour and interest. Within this tapestry of nature sits a full-size tennis court with deep baselines for the more serious player, and to the south, a superb heated swimming pool with a broad sun terrace — a hidden haven for family enjoyment and summer gatherings. The pool is sustainably heated via an air source heat pump, allowing year-round use. Adjacent to the pool, an open-sided oak-framed cabana houses a bar and outdoor kitchen — the perfect setting for long evenings under the stars.

As you wander further from the house, the formality of the gardens gently gives way to the soft undulations of parkland, eventually merging into the woodland beyond. Here, a more mystical atmosphere takes hold. Bluebell woods unfurl in spring like a painter's wash, with winding paths meandering beneath the dappled canopy — a place for quiet walks, children's adventures, and moments of stillness with the natural world.







To the north of the house lie three generous paddocks, ideal for equestrian use or lifestyle farming, along with a brick-built stable block housing three boxes and various outbuildings — all equipped with power and water.

Practicality is matched by infrastructure: a substantial four-bay brick-built garage with adjoining carport provides excellent machinery or vehicle storage, alongside a dedicated parking area and EV charging point.

Of the total 14.7 acres, approximately 11.2 acres are made up of paddocks and woodland, with the remaining 3.5 acres forming the beautifully curated formal gardens. It's a landscape that offers not only space and freedom, but a deep and enduring connection to nature.

The grounds, extending to approximately 3.55 acres, are beautifully landscaped and planted with mature trees, including oak, beech, and birch. The northern garden features a more formal layout, with intersecting walkways and traditional rose beds. To the south, open lawns offer a sense of space and serenity, framed by magnificent woodland views.





## LOCATION & LOCAL AMENITIES

The nearby village of Headley offers a range of everyday amenities, including a church, doctor's surgery with adjoining pharmacy, a newsagent, hairdresser, small delicatessen, and two traditional village pubs. For a broader selection of shops, cafés, and services, the larger villages of Grayshott and Churt are close by, while the thriving towns of Haslemere and Farnham — both within approximately eight miles — offer comprehensive high street shopping, supermarkets, restaurants, and leisure facilities.

Transport connections are excellent. The A31, A331, and A3 are all easily accessible, providing efficient routes to the M25 and wider motorway network. This makes travel to London, as well as to Heathrow, Gatwick, and Southampton airports, convenient for both business and leisure.

Mainline rail services are available at Bentley, Farnham, and Haslemere stations, with regular trains to London Waterloo — journey times are typically under an hour, making daily commuting a viable option.

For families, the area is well served by a wide range of both state and independent schools. Local options include Grayshott Primary, St John's School in Wrecclesham, Churt Infant School, and Bohunt School in Liphook. Independent schools nearby include Highfield and Brookham, St Edmund's, Amesbury, The Royal School (Hindhead), Churcher's College in Petersfield, and both Edgeborough and Frensham Heights in Frensham, along with More House School.

Recreational opportunities are plentiful. For golfers, there are top-tier courses at Hindhead, Hankley Common, Liphook, Cowdray Park, and Old Thorns. Sailing is available at Frensham Great Pond and further afield along the South Coast. The surrounding countryside offers outstanding opportunities for walking, riding, and cycling, with numerous National Trust and conservation areas close by — including The Devil's Punch Bowl, Waggoners Wells, Bramshott and Ludshott Commons, Passfield Common, and Frensham's Great and Little Ponds. The South Downs National Park is also within easy reach.

This is an area that offers an exceptional quality of life — combining natural beauty, strong community links, and excellent access to transport, schools and amenities.





# INFORMATION

## FIXTURES & FITTINGS

Carpets, curtains, light fittings, and garden statuary are excluded from the sale although some items may be made available by separate negotiation.

## SERVICES

Calor Gas, Oil-fired central heating, air source heat pump, mains water, private drainage, fibre-broadband line

## TENURE

Freehold

## LOCAL AUTHORITY

East Hampshire District Council  
Tel: 01730 266551

## DETAILS PREPARED

13th May 2025





