



At the heart of this rural Surrey Village

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Headley KT18

London 19 miles
Epsom 4 miles Leatherhead 4 miles Tadworth 2 miles
London by rail from Epsom: Waterloo 36 mins Victoria 42 mins
Frequent services to London also from both Ashted and Leatherhead
M25 (Junction 9) 4 miles
All times and distances are approximate

Enjoying privacy in its leafy gardens, this pretty Victorian detached cottage is located at the heart of this rural village, high on the Surrey Downs.

A wonderful opportunity awaits its next owners as the property has untold potential for extension and further improvement.

Offers invited in excess of £850,000

View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 360000

kingswood@richardsaunders.co.uk



- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Snug or separate Dining Room
- Kitchen - Dining Room ■ Conservatory ■ Utility Room
- 3 Bedrooms ■ Shower Room
- Double Garage ■ Detached Office or Studio and store
- Deep Frontage with driveway parking ■ Gardens to front, side and rear
- In all, around 0.28 Acre



Directly opposite the entrance of the village church, this lovely early Victorian detached cottage has gardens to each side with many places to sit and enjoy the tranquillity. There's a deep frontage with driveway parking in addition to the double width garage.

As you enter the house, a hall greets you with linen-fold oak-effect panelling and two of the rooms have beamed ceilings. There are two open fireplaces, perfect for those winter days. The interior is particularly bright and the ground floor extends further than the first floor, creating potential for further extension to add further bedrooms and/or bathroom, subject to planning consent.

To the side of the good-sized kitchen, there's a conservatory which leads to a sunny patio – an ideal spot for entertaining friends and family.

This pretty cottage has a great deal of authentic character and is just waiting for its next owners to make it their own.

Arrange your viewing today through the sole agents, [Richard Saunders and Company of Kingswood](#).



In the rolling hills of Surrey Downs countryside, the property enjoys tranquillity in this pretty rural village whilst offering remarkable accessibility.

Within a short drive, Both Epsom and Leatherhead Stations offer frequent services to London Bridge and Victoria and nearby Tadworth Station also has services to Victoria and London Bridge. London's M25 motorway can be accessed at nearby Leatherhead (Junction 9), bringing both Heathrow and Gatwick airports, the coastal ports and channel tunnel all within an easy reach.

The epitome of a rural Surrey village, Headley has a vibrant community with its local church, cricket club, The Cock pub-restaurant, local store and tearoom whereas the neighbouring villages of Walton on the Hill and Tadworth have further local shops, pubs and restaurants. The main towns of Epsom, Reigate and Dorking are all within a few minutes' drive with a wider choice of shopping, supermarkets, theatre and cinema.

Some of Surrey's finest schools are available locally including Epsom College, Rosebery, City of London Freeman's, Chinthurst, St Christophers and Walton on the Hill Primary.

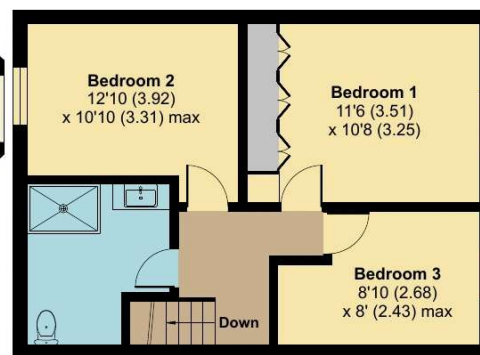
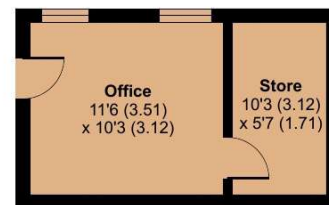
The area has much to offer for sport, leisure and cultural pursuits such as the RAC Woodcote Park Golf and Country Club, Beaverbrook Golf Country Club and Epsom Downs racecourse and there is also abundant open countryside for the equestrian or walkers including Walton Heath, Headley Heath and the nearby Centenary Wood.





TOTAL FLOOR AREA

2,206 SQ FT / 204.8 SQ M
including garage and outbuilding

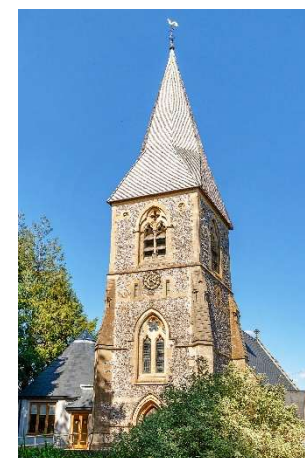


The many features of this fine home include:

- Wealth of period character
- Triple aspect sitting room with open fireplace
- Good sized Kitchen with dining area
- Snug or separate dining room with open fireplace
- Modern fitted shower room
- Double width garage with up and over door
- Detached office or studio with walk in store room
- Deep frontage with ample parking space
- Pretty 'wrap-around' gardens
- Oil-fired central heating
- Untold potential for extension and further improvement
- Heart of the village location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Tenure: Freehold
Local Authority: Mole Valley District Council
Council Tax Band: G
Broadband: Full Fibre Broadband
Services: Mains Water and Electricity
To the best of our knowledge on production of this brochure



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