

Kennedys'

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Hyde Farm House, Leech Lane
Epsom
KT18 6PN

Coming Soon!! for Rent A handsome Victorian four bedroom farmhouse in the middle of Headley with easy access to local towns and train Stations, This delightful detached farm house is available Beginning of August 2024 long term let with Pets considered.

£3,600 Per Month



- Gorgeous Victorian farmhouse
- Four Reception Rooms
- Loft floor perfect for storage
- Stunning views of rolling hills to the rear of the property
- Available 1st August 2024
- Four Double Bedrooms
- Four Bathrooms
- Located in the heart of the rural community of Headley Village
- Situated between Leatherhead, Epsom Downs and Walton on the Hill
- Oil Central Heating



PROPERTY DESCRIPTION

**** COMING SOON **** Kennedys are delighted to offer to the rental market this charming farm house, which is full of potential.

The ground floor is built around a central corridor cutting straight through the centre of the house, off which are all the main rooms. You'll find the kitchen at the end of the corridor, a good sized room with a vaulted ceiling giving the space an air of grandeur. White shaker style units contrast against black granite worktops, with integrated dishwasher, Oven and space for an American fridge freezer. On the other side of the room is a perfect spot for a breakfast table, door through to a small utility room, and a large old fireplace complete with log burner. The dining room is spacious, as is the sitting room across the hall, with an open fireplace, and access out to the garden. The family room is double aspect, with yet another open fireplace on one side of the room, and windows commanding views over the valley beyond on the other. Downstairs also boasts a downstairs cloakroom, and home office / study.

Upstairs, the main bedroom has the most incredible views of rolling countryside and the garden, as well as boasting an en-suite. Bedroom number two has similar views, as well as overlooking the front, and also has an en-suite. Bedroom three is a good sized double, and the door in the corner will take you up to the loft space, perfect for storage. The rest of the first floor comprises a laundry room, and a fourth good sized double bedroom.

Outside, the main house benefits from a large garden, with incredible views over the Headley countryside beyond, and your horsey neighbours.

The property is supplied by Mains electric, Water and Sewage.

We would highly recommend an in-person visit to truly appreciate the charm of Hyde Farm









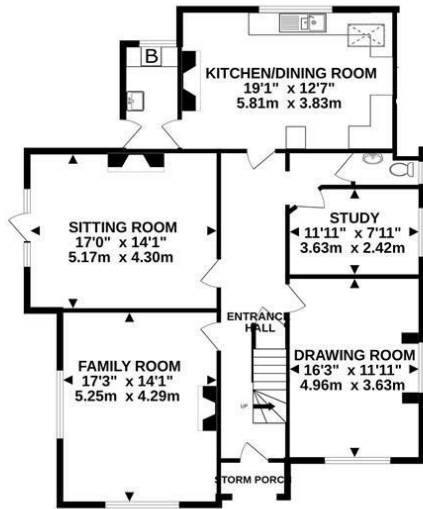
PROPERTY DESCRIPTION

House.

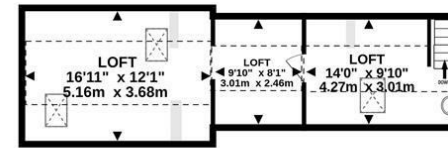
The property is available August 2024, as Unfurnished and Pets are welcome
Council Tax Band G – Mole Valley County Council

The village of Headley has a very active community with Church, village store, tea rooms and public house. Surrounded by extensive National Trust walks and situated within an Area of Outstanding Natural Beauty there are also many local riding stables whilst Tyrrells Wood, Epsom RAC and Walton Heath golf courses near by as well as Beaverbrook Country House hotel. Headley is conveniently situated within easy reach of Junctions 8 and 9 of the M25 providing access to Gatwick and Heathrow. There are many outstanding schools in the area for both state and independent Schooling. Local amenities at Headley, and the neighbouring village of Walton on the Hill cater for day to day needs whilst more extensive shopping and recreational facilities can be found in the nearby towns of Leatherhead, Ashted, Dorking, Reigate or Epsom, all of which offer mainline train services to London Victoria and Waterloo.

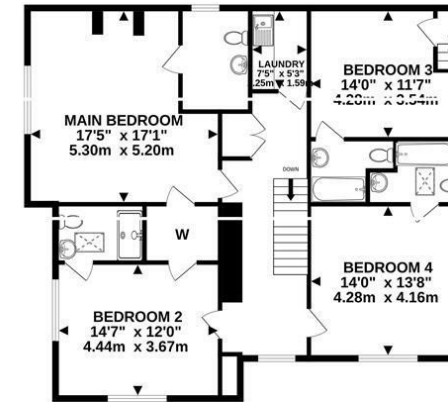
Please note photos were taken prior to current tenancy and therefore may not be an exact or true representation of the properties current condition.



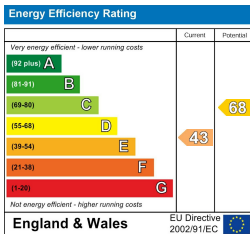
GROUND FLOOR
1764 sq.ft. (163.9 sq.m.) approx.



2ND FLOOR
421 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
1215 sq.ft. (112.8 sq.m.) approx.



TOTAL FLOOR AREA : 3400 sq.ft. (315.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Hyde Farm House, Leech

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Freehold
EPC RATING: E
COUNCIL: Moley Valley
TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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