

Kennedys'

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4 Hayes Cottages, Church
Lane
Headley
KT18 6LR

Set laid back on it's own plot with a private driveway splitting the high pines that sit handsomely between the drive and Church Lane, is this rare semi detached home

£725,000



- Semi rural village location
- Main bedroom en-suite
- Westerly aspect

- Private plot
- Spacious accomodation





PROPERTY DESCRIPTION

Set laid back on its own plot with a private driveway splitting the high pines that sit handsomely between the drive and Church Lane, is this rare semi detached home, believed to have been built in the 1930's and owned by the current family since the 1960's. This is one of only 4 properties of its type, and has been the subject of further extension from its original design, and today provides genuinely spacious accommodation over two floors, including entrance hall, cloakroom, kitchen/breakfast, utility room, large open plan sitting/dining room, conservatory, and to the first floor are the main bedroom with en-suite area, three further bedrooms and family bathroom. The property is well presented and in good order, with further opportunities to improve and update should any future owner wish to do so. There is double glazing throughout, and the property benefits from oil fired heating by radiators.

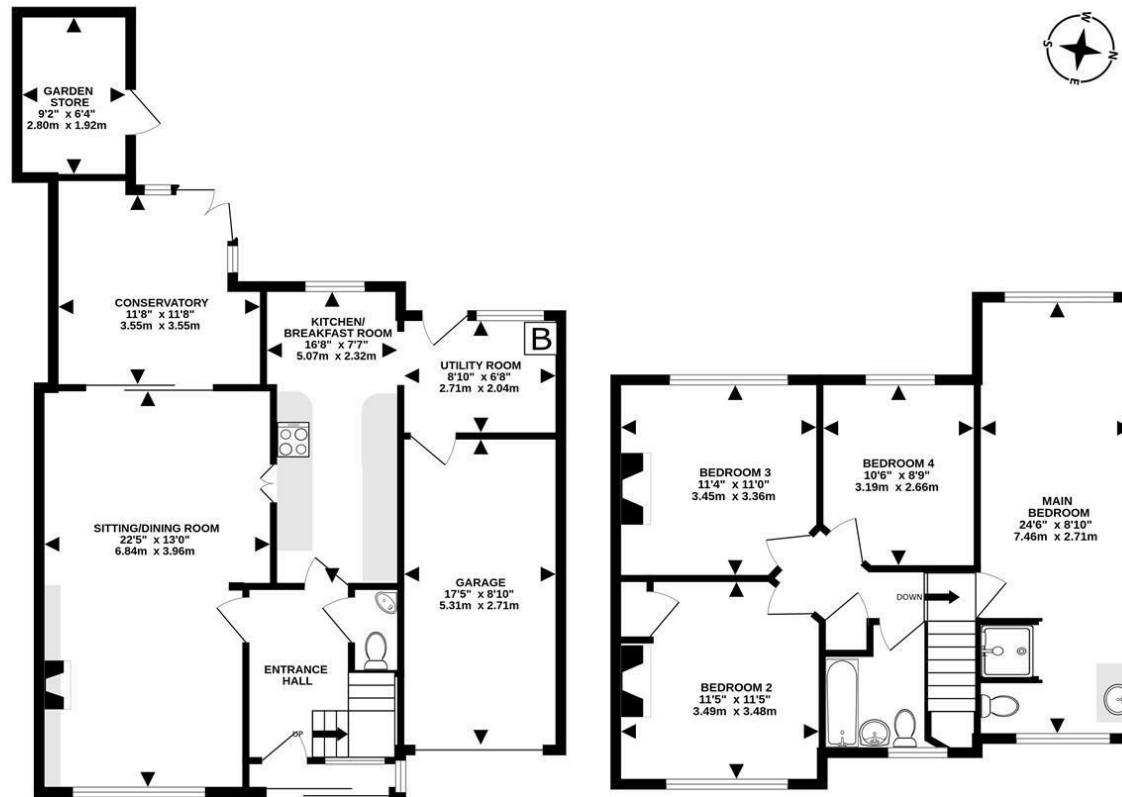
The property is approached by a long private drive off Church Lane, flanked by lawns and leading to a forecourt area that provides private and visitor parking and gives access to the integral garage. To the rear the garden is laid mainly to lawn with well established borders and closed boarded fencing. Access to brick garden store with full electrical power facility. The garden enjoys a secluded westerly aspect.

The village of Headley has a very active community with Church, village stores, 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 are within a few miles. 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 with Epsom College, St Johns school and City of London Freeman's school close by. 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 or Epsom as well as Redhill and Reigate, all of which offer mainline train services to London Victoria and Waterloo.

If you have any further questions about the property, or would like to book in a viewing, please do contact our sales team on 01737 817718.







GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.

1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.

TOTAL FLOOR AREA : 1516 sq.ft. (140.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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TENURE: Freehold
EPC RATING: E
COUNCIL TAX BAND: E

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