

# Kennedys'

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7, Cunliffe Close  
Headley  
Surrey  
KT18 6EG

Nestled within a small and exclusive cul de sac of stylish homes that once formed part of Headley Court, this elegant yet substantial home sits on a bold corner plot, on the edge of fields, and provides just under 3500 sqft of light, spacious and well laid out accommodation over three floors.

£1,895,000



5



2



2



4+



- Handsome substantial family home
- 5 Double Bedrooms
- Attached double garage
- Gorgeous south facing garden, including an orchard, raised beds, and a shed area
- Short walk from the historic Headley Court
- Recently subject to a full renovation & extension
- 2 Bathrooms
- Situated on a large plot at the end of a no-through road
- Off road parking for 4+ vehicles
- Shared ownership of approx 2 acres of lawn with 16 mature trees







# PROPERTY DESCRIPTION

From the moment you step through the bespoke made front door and in to the large and welcoming entrance hall, you are instantly aware that what you are about to see around each corner is going to be very pleasant indeed; and we are glad to report that, in our opinion at least, you will not be disappointed.

The layout of the ground floor has been designed in such a way as to provide a balance between flow and separate areas, and actually in a way that equally would allow any future owner the ability to adapt the layout to suit them. The colour pallet and tonal centre are just right, providing identity without making it too personal, and again allows for your own stamp to be made with great ease.

With a wealth of experience and worldly travel to draw from, our clients have opened up small rooms and reroofed the property with handmade Surrey tiles to create a home that reflects both traditional and modern living, and have done so with great aplomb. Oak flooring and solid doors, stylish coving, herringbone brick fireplace with a large log burner and bespoke mantle create a period feel. High quality double glazed doors and windows with ironmongery furniture, hand built Shaker style kitchen with oak tops and twin butler sinks both in here and in the utility room. There are two stylish and timeless bathrooms and downstairs W/C. The property represents a home of quality and timeless longevity.















# PROPERTY DESCRIPTION

To the front of this wide plot is spacious in and out driveway and forecourt area that provides ample private and visitors parking, and access to the attached garage. The rear garden is terraced right across the back, with steps leading up to sweeping lawns, interspersed with flower beds. Adjacent is an orchard with no less than 9 fruit trees. This wide, flat plot enjoys a southerly and secluded aspect, with a paddock on two sides and open views beyond.

The village of Headly is a small community nestled between the main towns of Leatherhead and Epsom, enjoying the experience of rural village living whilst benefitting from being within easy access to the many facilities the area has to offer. From horse riding, to private schools, Woodland Trust walks, local pubs, tea room, and the five star Beaverbrook Hotel and members club, to access to main towns, surrounding villages, mainline stations and the M25, Headley offers a rare combination that will appeal to families of all ages.

For further information, or to arrange a private viewing, please contact a member of our sales team.

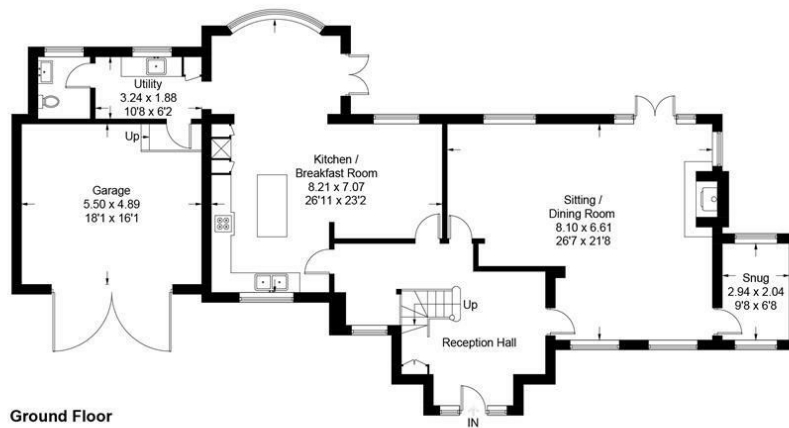
*\*Please note that a number of the photos used in the marketing of this property were taken in the summer of 2023\**



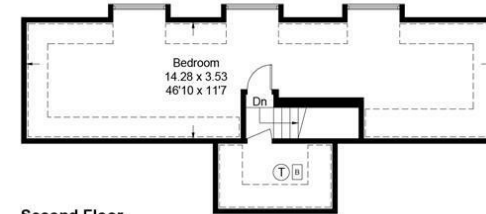
Approximate Gross Internal Area = 317.7 sq m / 3420 sq ft  
(Including Garage / Eaves Store)



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

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		76	80
EU Directive 2002/91/EC			

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID986514)

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

TENURE: Freehold  
EPC RATING: C  
COUNCIL: Mole Valley  
TAX BAND: F

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