

# Kennedys'

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3 Heath Farm Cottages,  
Church Lane,  
Headley  
KT18 6LD

A rare family home, that  
combines charm and character  
with modern interiors, and to  
top it all, far reaching  
countryside views to both front  
and back.

£899,950



- Beautiful 4 bedroom family home
- Large open plan kitchen
- Gorgeous sitting room featuring log burner
- Ensuite to main bedroom
- Driveway with off street parking
- Countryside views both front & back





# PROPERTY DESCRIPTION

Driving through the Surrey Hills hamlet of Headley, is like looking back in time, and one is struck by the beauty of its leafy lanes, views over countryside, the village cricket pitch, The Cock Inn public house with the Church just nestled behind, and the quintessential Tea Room and shop. It is truly one of those “wouldn't mind living here” places, and it has long been a sought after location for those looking for a bit of rural living and countryside and yet who need to be within easy access of local amenities, schooling, stations and the like. The villages of Ashted and Walton on the Hill are a short distance away, with the larger towns of Epsom and Leatherhead providing everything you would want, and then of course there is the easy access to M25, only a few short miles down the road, giving access to both Heathrow and Gatwick airports.

It is with that backdrop that we present a rare family home, that combines charm and character with modern interiors, and to top it all, far reaching countryside views to both front and back. Measuring just under 1800 sq ft, this 4 bedroom semi detached home offers stylish accommodation over three floors, including large hallway, cloakroom, utility room, access to garage, sitting room, dining room with study off it and opening out to the impressive kitchen/breakfast room at the back, with its views over the stunning gardens and fields beyond. To the first floor are 3 bedrooms and large family bathroom, whilst to the top floor is a recently added main suite with bedroom, walk in dressing room and good size shower room.

The specification is modern and of a high standard throughout, whilst to the outside, the property is approached through private gates, on to a good size brick paved drive and forecourt with ample parking and access to the attached garage. To the rear is a full width terrace, ideally for entertaining, with step down to the main lawn, with a further decking area with sunken trampoline, and glass balustrade across the width at the bottom, to make the most of the views over the fields directly behind.



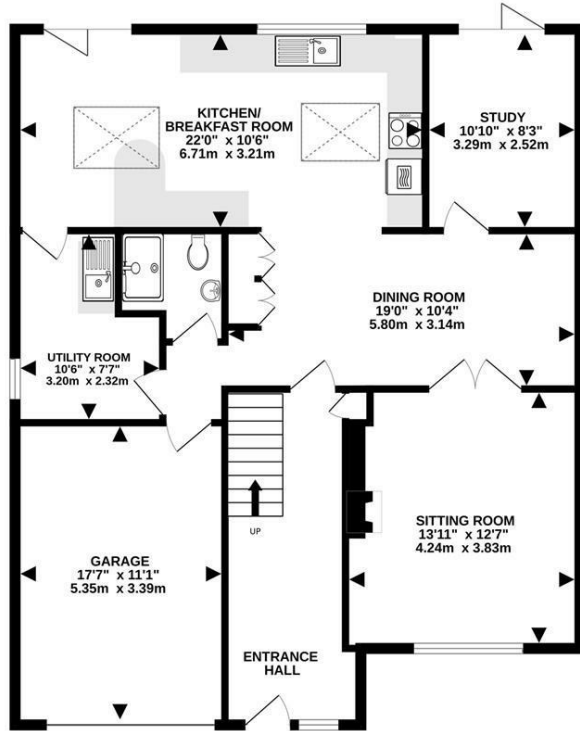


# PROPERTY DESCRIPTION

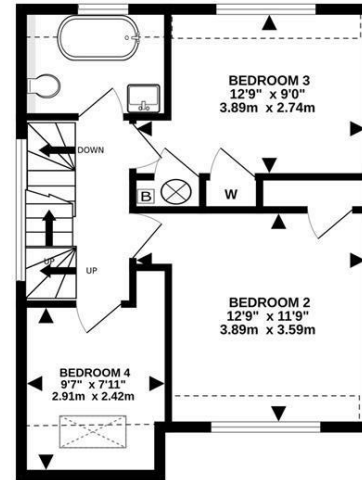
The village of Headley has a very active community with Church, village stores, tea rooms and public house. Surrounded by extensive National Trust walks and situated within an Area of Outstanding Natural Beauty there are also many local riding stables whilst Tyrrells Wood, Epsom RAC and Walton Heath 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.

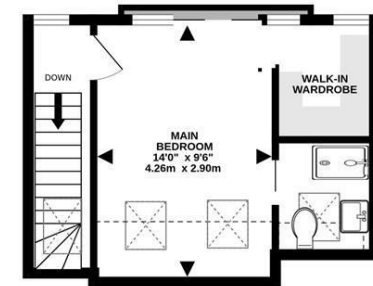
A stylized, handwritten signature in white ink, appearing to be the initials 'CJ', is positioned in the bottom left corner of the page. The signature is fluid and cursive, with a large loop at the top and a long, sweeping tail that extends downwards and to the right.



GROUND FLOOR



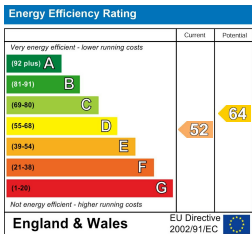
1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1765 sq.ft. (164.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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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: E

COUNCIL: Epsom & Ewell

TAX BAND: F

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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