

Kennedys'

01737 817718

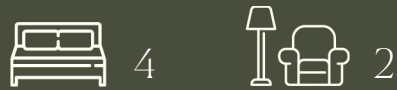
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1, Cunliffe Close
Headley
KT18 6EG

In a previous life, this house was officers accommodation as part of the Headley Court Estate, today, the current owners have overseen a complete transformation, resulting in a modern, executive family home, finished to an incredibly high standard.



£1,750,000



- Four bedrooms
- Double garage
- Roof Terrace
- Immaculately presented
- Ensuite from main bedroom
- Garden studio
- Semi rural location
- Fully landscaped gardens



PROPERTY DESCRIPTION

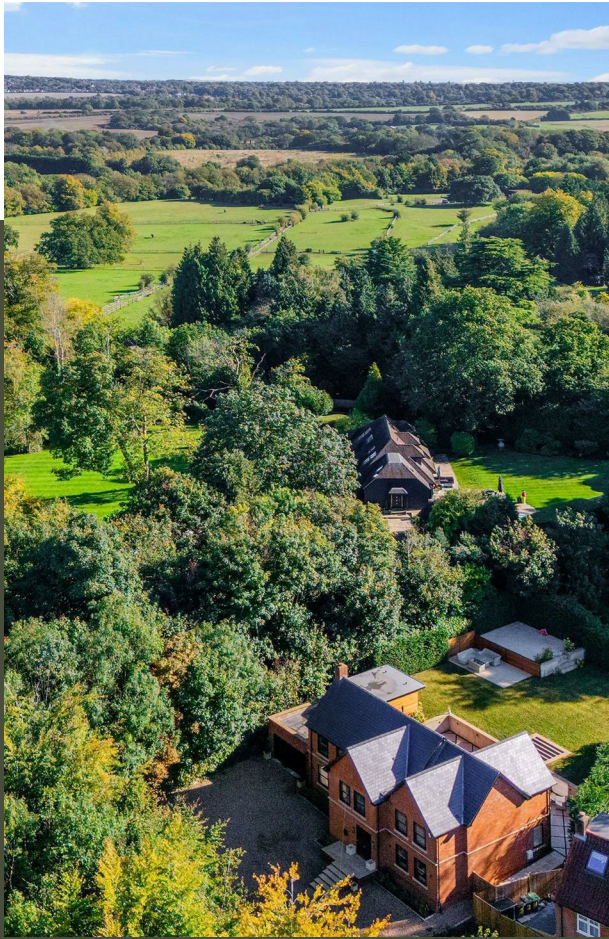
Nestled in this small and picturesque private cul de sac on the edge of Headley village, a beautiful Surrey Hills backwater conveniently sandwiched between the towns of Epsom and Leatherhead, you will find this rare 4 bedroom detached family home that once housed Army Officers and was part of the much revered Headley Court estate, which until recently was the homeplace of Help The Heros. Today however, it stands as part of an exclusive residential area, providing a life style that transcends rural and urban life , in a way that is genuinely hard to find, even in these parts. Each of the houses in the cul de sac have been subject to their new owners vision and execution, and no more so, than on the home we are pleased to be offering.

With some 3250 sq ft of light, spacious and high specification living accommodation, mainly over two floors, with a garage and garden studio, this is a home that sits comfortably on it`s own large plot, with views over the fields to the rear, and being at one end of the cul de sac which means there is no passing traffic or neighbours. The accommodation itself is well proportioned and laid out, starting with the impressive part galleried reception hall, cloakroom, 19`1 by 16`11 sitting room, 26`6 by 23`3 open plan kitchen/dining/family room, large utility room and study to the ground floor, whilst on the first floor the show piece is unquestionably the main suite, with a generous 25`0 by 16`0 bedroom area, large luxury en-suite, door to a roof terrace and stairs leading to a loft space currently being used as a great dressing room area. In addition, there is a family bathroom and three other bedrooms, one of which also benefits from an ensuite , and another is currently configured as a dressing room, with access to the roof terrace.









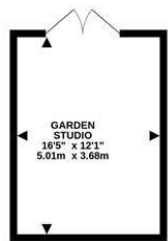
PROPERTY DESCRIPTION

The specification list is extensive, including luxury Shaker style kitchen with integrated Neff appliances and quartz worktops, luxury bathrooms with floor to ceiling tiling and underfloor heating, which also extends to most of the house, Karndean herringbone flooring, ornate coving, stylish lighting, black moulded internal doors, CCTV, alarm, Double glazed sash windows, air conditioning in studio, and more besides.

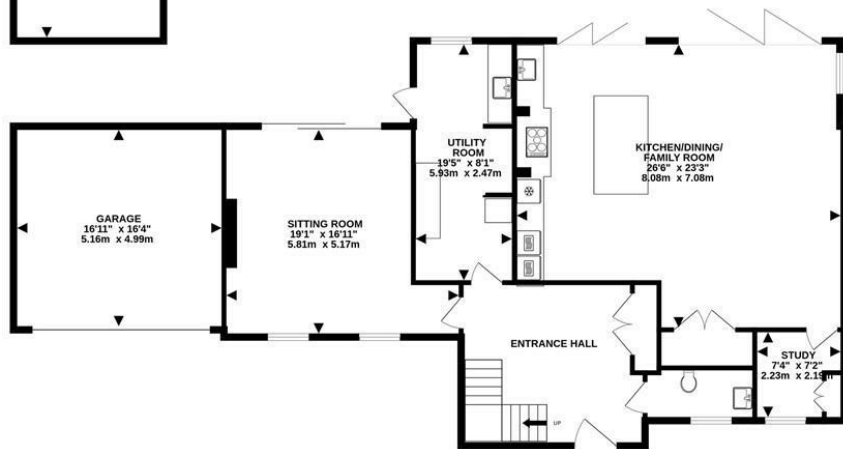
To the outside, the property is approached by a large gravel driveway and forecourt area that provides ample private and visitors parking and access to the double garage, whilst to the rear is a large terrace area, perfect for entertaining friends and family, with steps leading to the main lawn and a detached garden studio that provides the possibility of an excellent gym or work space, all of which has open fields as a beautiful backdrop.

The village of Headley 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.

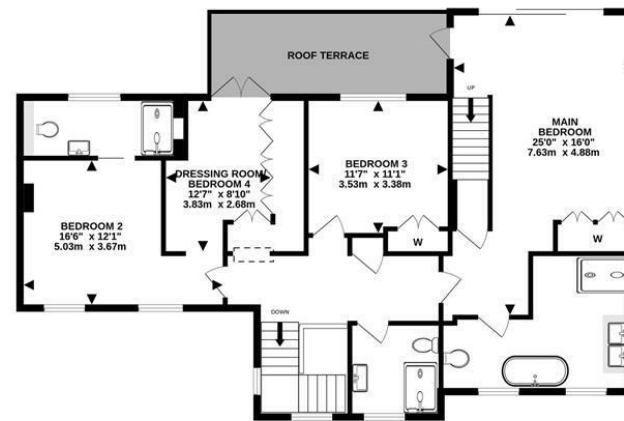
For further information, or to arrange a private viewing, please contact Peter Kennedy or a member of our sales team.



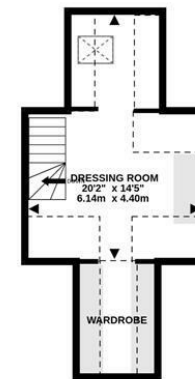
GARDEN STUDIO



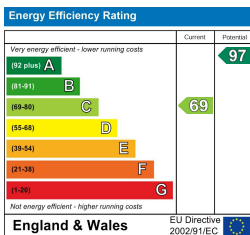
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 3256 sq.ft. (302.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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1, Cunliffe Close

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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