

# Kennedys'

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3Heath Farm  
Cottages, Church Lane  
Headley  
KT18 6LD

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

£879,000



- 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.















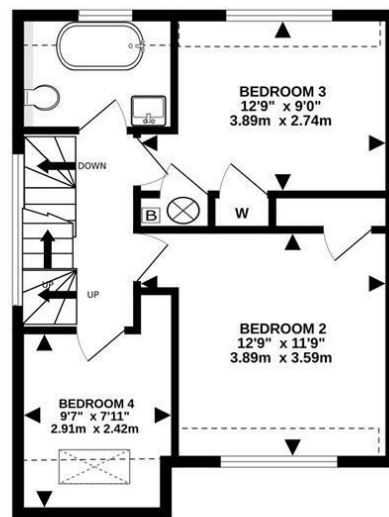
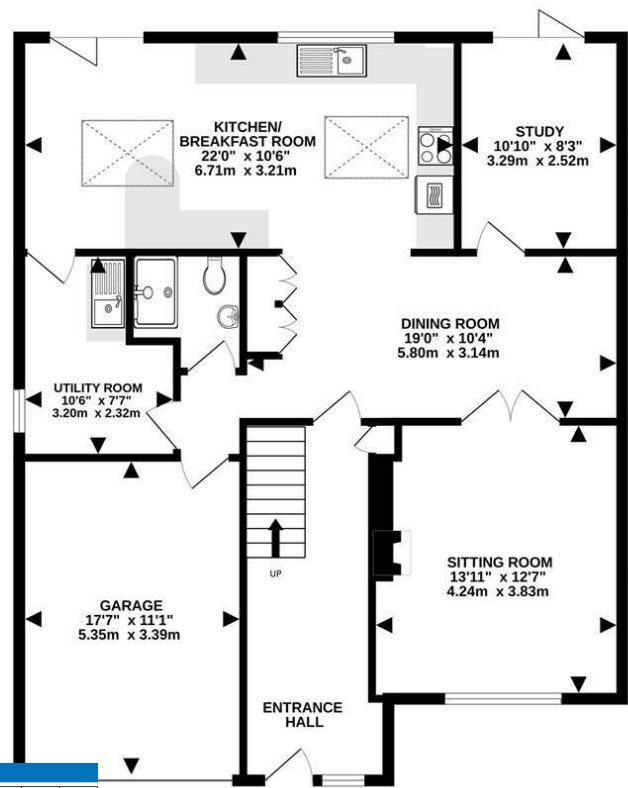
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The village of Headley has a very active community with Church, village stores, tea rooms and public house. Surrounded by extensive National Trust walks and situated within an Area of Outstanding Natural Beauty there are also many local riding stables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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

52 D FLOOR

1ST 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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# 3 Heath Farm Cottages,

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TENURE: Freehold

EPC RATING: E

COUNCIL: Epsom & Ewell

TAX BAND: F

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