

Kennedys'

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Saddlecombe
Cottage, Hurst Lane
Headley
KT18 6DY

Whilst we are often known to bestow the virtues of the variation and quality of our instruction stock, it would be remiss of us not to make mention of how pleased we are to be bringing this rare home to the market.

£795,000



3



4



2



2



- 3 bedroom detached home
- Attractive Gardens
- Private drive area and garage

- A number of outbuildings
- Opportunity to refurbish or extend (STPP)
- *Viewings by appointment only*



PROPERTY DESCRIPTION

This is home of great architectural quality, in a semi rural location that is as attractive as it rare, and been in the same family for some 50 years. A three bedroom detached home that we believe was built in the early 1750's, it provides some 2300 sq ft of footprint, including outbuildings, and is set within particularly attractive gardens, not to mention benefitting from a private drive area and access to the garage at the front. With every step comes additional opportunities to refurbish and possible even extend this beautiful home, and whilst that prospect may not be on everyone's agenda, for those who understand the challenges and rewards that come with such a project, this is something that will surely whet the appetite.

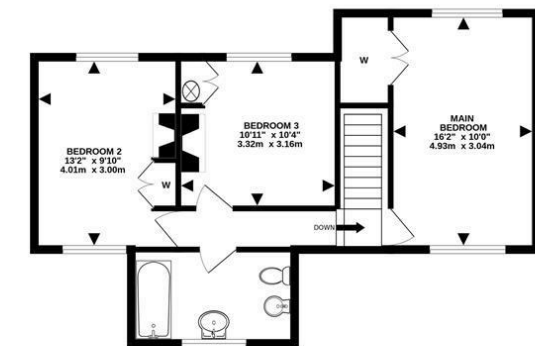
The village of Headley has a very active community with Church, village store, tea rooms and public house. Surrounded by extensive National Trust walks and situated within an Area of Outstanding Natural Beauty there are also many local riding stables whilst Tyrrells Wood, Epsom RAC and Walton Heath golf courses near by as well as Beaverbrook Country House hotel. 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 for both state and independent Schooling. 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, Reigate or Epsom, all of which offer mainline train services to London Victoria and Waterloo.

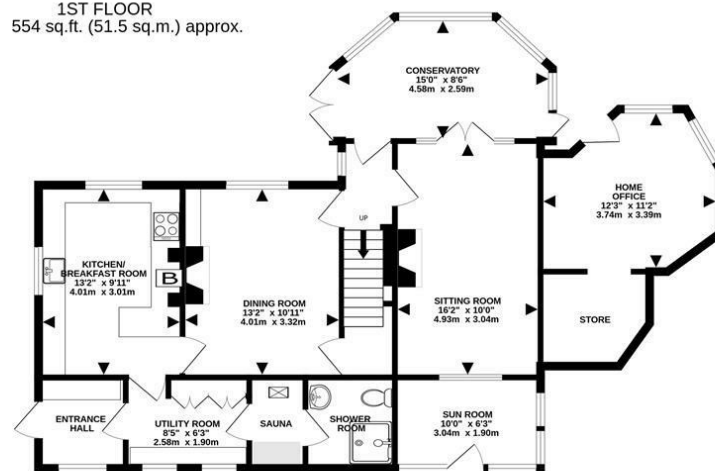
For further information or to arrange a viewing please don't hesitate to contact us on 01737 817 718.



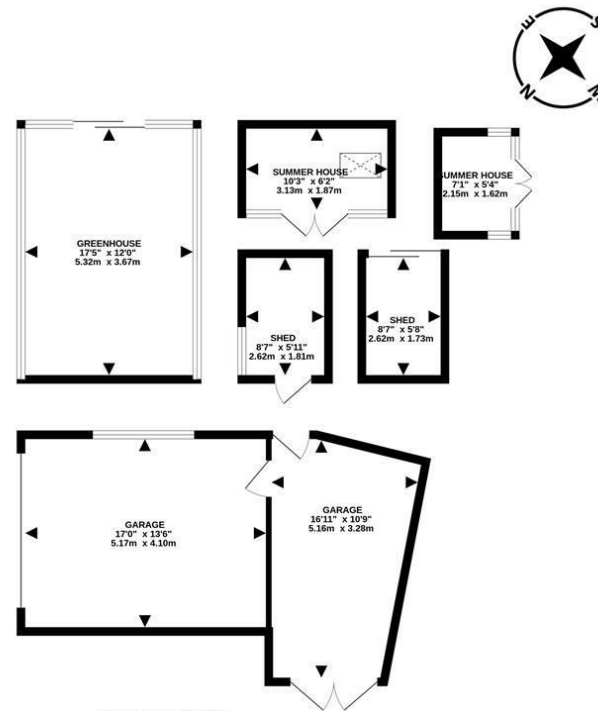




1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 2311 sq.ft. (214.7 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		
(94 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

63

25

Saddlecombe Cottage, Hurst Lane

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

TENURE: Freehold
EPC RATING: F
COUNCIL: Mole Valley
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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