

Kennedys'

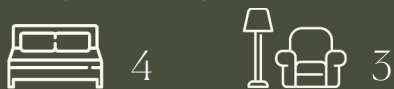
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Edes Barn, Hurst Road,
Headley, Epsom, KT18 6DT

Tucked in a tranquil valley, Edes Barn is a striking and rare offering in the Surrey Hills. This beautifully converted barn combines character, scale and flexibility in a stunning countryside setting. The barn is arranged across three thoughtfully designed sections, offering a superb balance of open-plan living and private spaces. Edes Barn offers a unique opportunity to enjoy refined rural living with the convenience of nearby village life.

OIEO
£1,750,000



- Stunning four bedroom barn conversion
- Mature rear garden with deck, pond, and open valley views
- Main bedroom en suite and dressing room
- Flexible layout with open-plan kitchen

- Open-plan kitchen/breakfast/family room ideal for modern living
- Over 3,000 sq ft
- Vaulted sitting room with exposed beams and full-height garden doors
- *viewing by appointment only*



PROPERTY DESCRIPTION

Given that we are fortunate enough to live in the heart of the beautiful hills and downs of Surrey, it is not often that we are fortunate enough to be able to offer a barn of this size, location and quality. Edes Barn is one of those properties that turns the head as you pass it, although I would suggest you keep one eye on the bend in the road! It catches both your eye and imagination, set in a beautiful valley and nestled between the villages of Walton on the Hill and Ashted.

Split into three sections, Edes Barn offers a degree of flexibility that is rare to find in barn conversions, combining modern elements such as a large open plan kitchen/breakfast/family room area at one end. With an impressive beam filled vaulted sitting room with full height doors overlooking the garden and views beyond, three bedrooms to the ground floor, one with ensuite and the other two served by a family bathroom, and to the first floor is a galleried landing/study area that looks over the vaulted sitting room and leading to the main bedroom suite with dressing room and en-suite.

To the outside, the property is approached by gravel a driveway, flanked by flint walls, leading to a large forecourt area that provides ample parking for private and guest parking and access to a good size storeroom/car port. To the rear is a well-established garden, featuring a large wooden deck, sunken pond, sweeping lawns, established beds and borders, and outreaching views across the valley beyond.

Set within the picturesque Surrey countryside, the villages of Ashted and Walton on the Hill offer an exceptional lifestyle that blends rural charm with suburban convenience. Surrounded by scenic walking routes including the Woodlands Trust Jubilee Walk, Walton Heath, Box Hill and Headley Heath, the area is perfect for dog walkers, cyclists, and outdoor enthusiasts. Golfers are spoilt for choice, with prestigious clubs such as Walton Heath Golf Club, the RAC Club at Woodcote Park, and Beaverbrook all close by.









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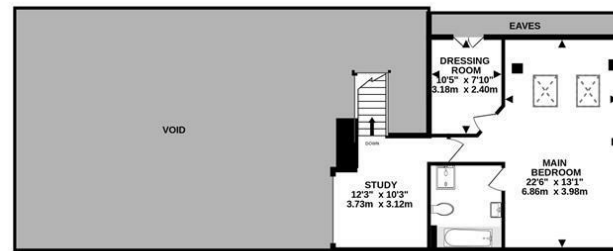
These villages are ideal for families and commuters alike. Ashted and Walton are both served by mainline stations (Ashted and Tadworth), offering direct services to London Waterloo, Victoria and London Bridge. Access to the M25 and A3 is straightforward, connecting you easily to Central London, the South Coast, and both Heathrow and Gatwick airports.

Ashted and the surrounding area are also known for their excellent schools. Top private options include City of London Freeman's (just across the road), Downsend, Epsom College, St John's, Box Hill School and Kingswood House. State schools are also strong, with choices like St Andrew's Catholic School, West Ashted Primary, Walton and Tadworth Primary Schools all well-regarded.

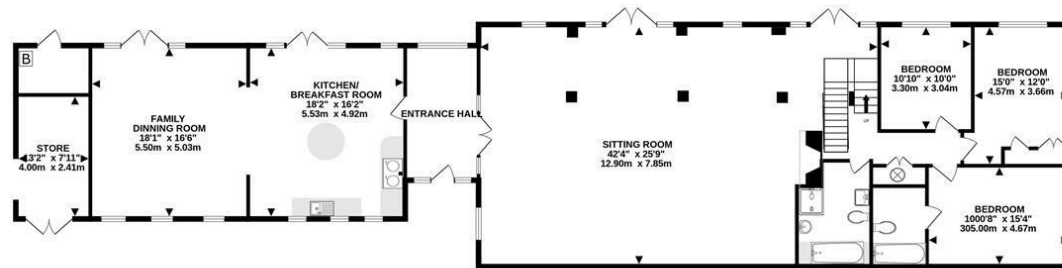
Ashted Village offers a friendly atmosphere with independent shops – from a bakery and fishmonger to a florist and organic grocer – alongside a local M&S, Co-op, pubs, cafés, and restaurants. Walton on the Hill has its own charming centre with a Co-Op, café by the pond, florist, post office, restaurants, and pubs. Larger town centres like Epsom and Reigate are only a short drive away, providing additional shopping, entertainment and dining options.

Combining excellent transport links, first-class schools, beautiful green spaces and vibrant village life, Ashted and Walton on the Hill are perfect for those looking to enjoy a lifestyle that effortlessly merges the best of rural and suburban living.

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1ST FLOOR

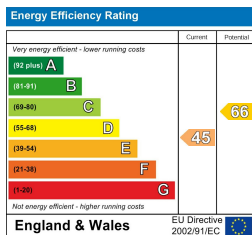


GROUND FLOOR

MAIN DWELLING 282.9 SQ.M (3045 SQ.FT) EXCLUDING VOID STORE 13.7 SQ.M (147 SQ.FT)

TOTAL FLOOR AREA : 3193sq.ft. (296.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Edes Barn, Hurst Road, Headley, Epsom, KT18

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: Reigate and Banstead
TAX BAND: G

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