



Horton Kirby Lodge Headley Heath Approach, Box Hill, Surrey, KT20 7LJ

Price Guide £850,000



- SUPERB DETACHED HOME
- APPROACHING 0.5 ACRES
- WONDERFUL OPEN PLAN RECEPTION AREA
- MASTER BEDROOM WITH DRESSING ROOM
- FURTHER POTENTIAL
- PRIVATE TRANQUIL SETTING
- THREE BEDROOMS
- STUNNING GROUNDS
- KITCHEN WITH SEPERATE UTILITY ROOM
- HYDROPOOL SWIMMING SPA

Description

A rare and unique opportunity to purchase a three bedroom individually designed detached home nestled in the picturesque setting of Headley Heath Approach, Boxhill. Set within wonderful grounds that encompass nearly half an acre of mature gardens and enchanting woodland, this property is a true haven for those seeking tranquillity and privacy.

As you enter the home, you are greeted by a superb open plan reception area that is both spacious and inviting. The double doors seamlessly connect the indoor space with the stunning outdoor surroundings, allowing for an abundance of natural light and a delightful flow for entertaining or simply enjoying the serene views. The property boasts a high degree of privacy, making it an ideal retreat from the hustle and bustle of everyday life. Located just moments from the scenic Headley Common, residents can easily indulge in leisurely walks and outdoor activities.

This property is perfect for families or individuals looking for a peaceful lifestyle while still being conveniently close to local amenities. With its generous grounds and well-designed living spaces, this home presents an exceptional opportunity to enjoy a harmonious blend of indoor and outdoor living in one of Surrey's most desirable locations.



Situation

Superbly located within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and with the well known viewpoint on Box Hill and Headley Heath just on the doorstep, for those whose interests include cycling, running or even just walking the dog - all of these hobbies can be enjoyed with easy access to this beautiful countryside setting.

Within minutes' walk there is access to Headley Heath which is National Trust owned being a Site of Special Scientific Interest (SSSI) offering over 500 acres of heathland with numerous footpaths and bridleways. A short drive away is Ranmore Common, Leith Hill and Holmwood Common which offer a range of recreational activities.

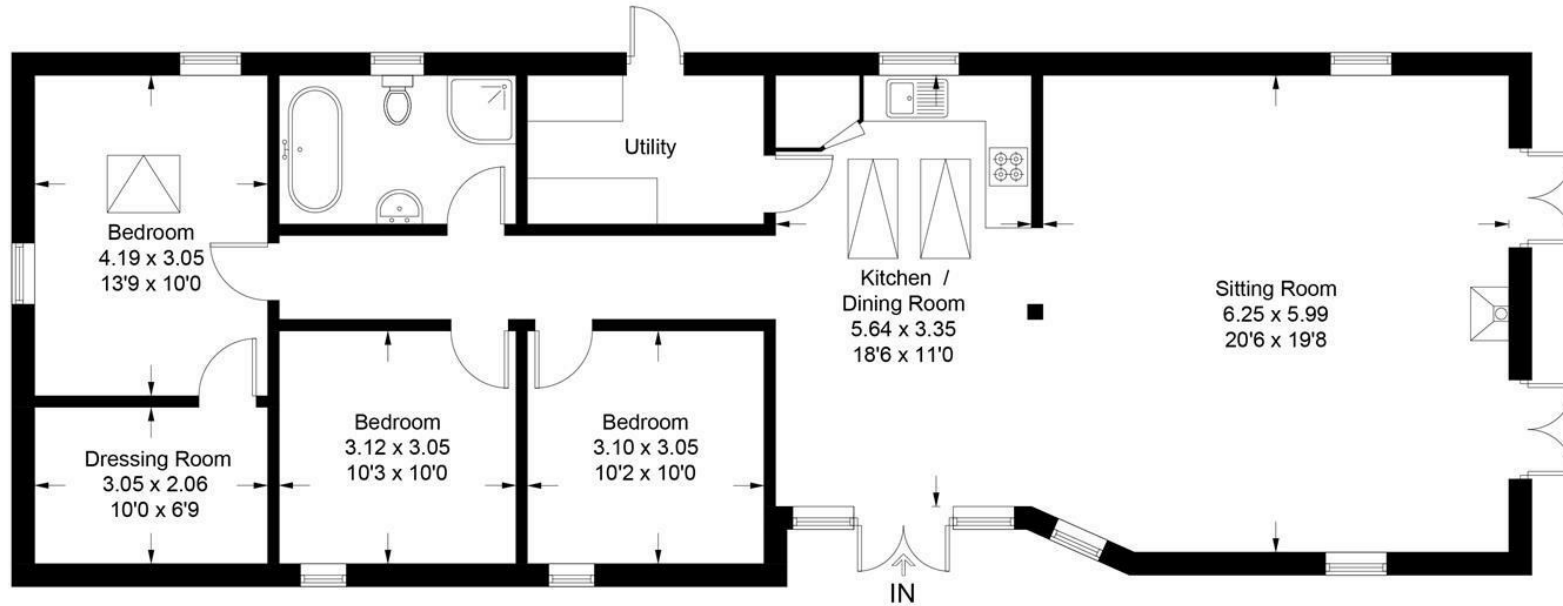
Box Hill village is a thriving community with the larger Dorking & Leatherhead town centres being within approx. 5.5 miles and both offer a selection of both local and national retailers together with supermarkets and schools - both state and private,

Within c. 10 minutes' drive there are mainline railway stations at Dorking, Leatherhead, Tadworth and Westhumble offering services north to London termini and from Dorking stations east to Reigate/Gatwick, south to Horsham and west to Guildford.

The M25 can be accessed in around 10 minutes at either junctions 8 (Reigate) and 9 (Leatherhead) which in turn make for easy access to Gatwick and Heathrow airports (less than c. 1 hours drive away).

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| Tenure | Freehold |
| EPC | C |
| Council Tax Band | B |
| Private Road Charge | £100 Per Annum |

Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1202661)
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