



Tot Hill KT18

£2,000,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



Positioned within the scenic North Downs of Surrey, this exceptional new build property in Headley presents a rare opportunity to embrace modern living in a tranquil countryside setting.

Completed in June 2024 by the acclaimed builder Michael Frost, this versatile four bedroom house spans approximately 3244 sq ft and showcases a harmonious blend of thoughtful design, high-quality finishes, and a focus on light-filled, sociable spaces. Generous glazing bathes the home with natural light and frames views over the garden and bucolic surroundings.

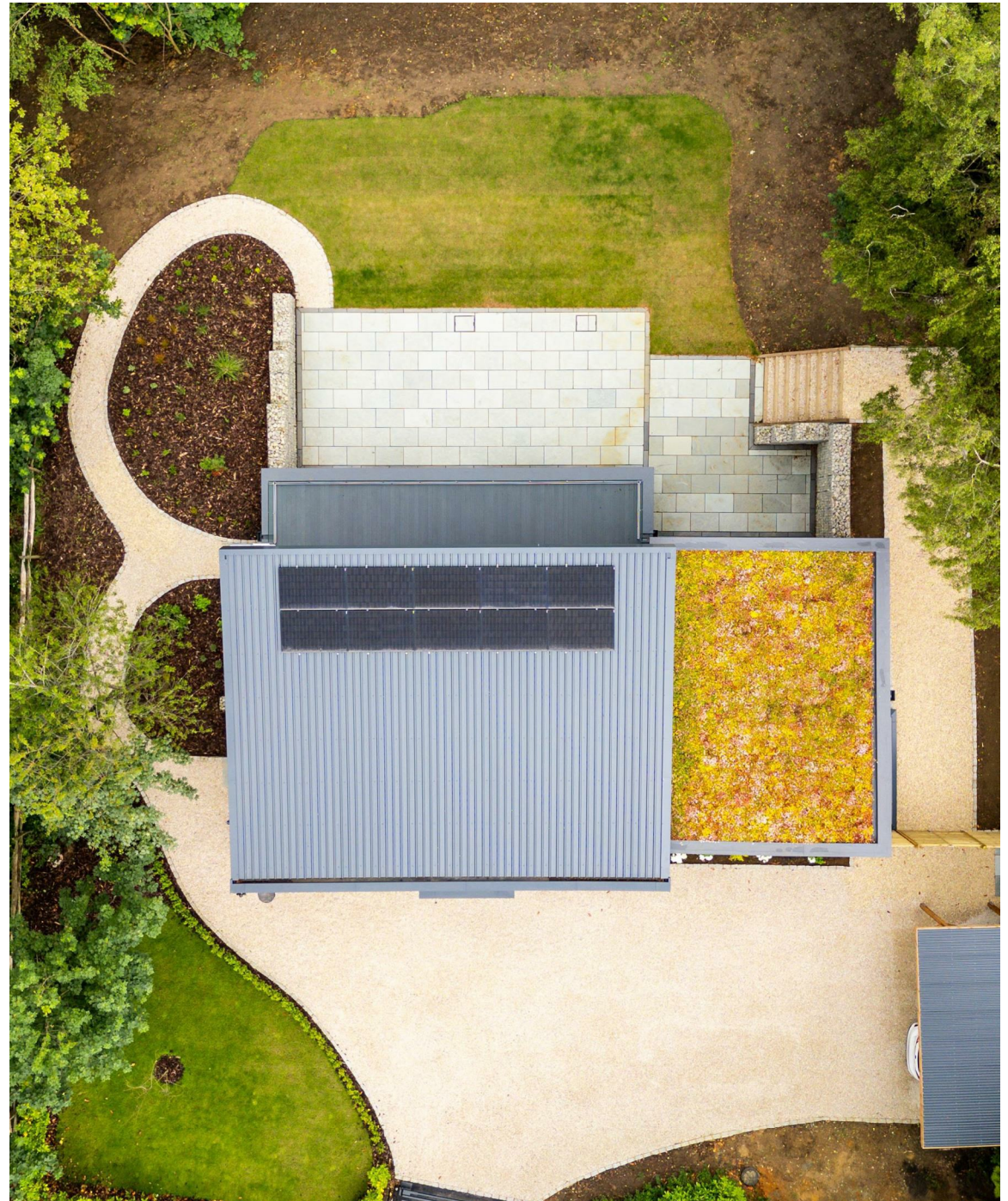
Set off a quiet country lane and occupying a low-lying, quiet plot, the contemporary modular façade creates a striking silhouette on the approach. The private gated driveway offers a generous provision of off-street parking.



Step through a larger than life front door, leading into a central hallway connecting a series of thoughtfully designed living spaces. Enormous internal glass doors frame an uninterrupted view into the trees at the rear of the garden.

Perhaps the most impressive room is the open plan dining area and kitchen, facing south to the garden. High-quality materials and finishes have been selected with meticulous attention to detail, all perfectly in keeping with the architectural integrity of the building.

A bank of full-height glazing invites a wonderful quality of natural light to filter in throughout the day and forms a powerful visual connection to the woodland beyond. Clean lines of joinery direct the layout of the contemporary kitchen, where appliances are neatly housed within bespoke cabinetry and the central island provides a sociable space for sharing food. A separate utility with side access lies to the side.



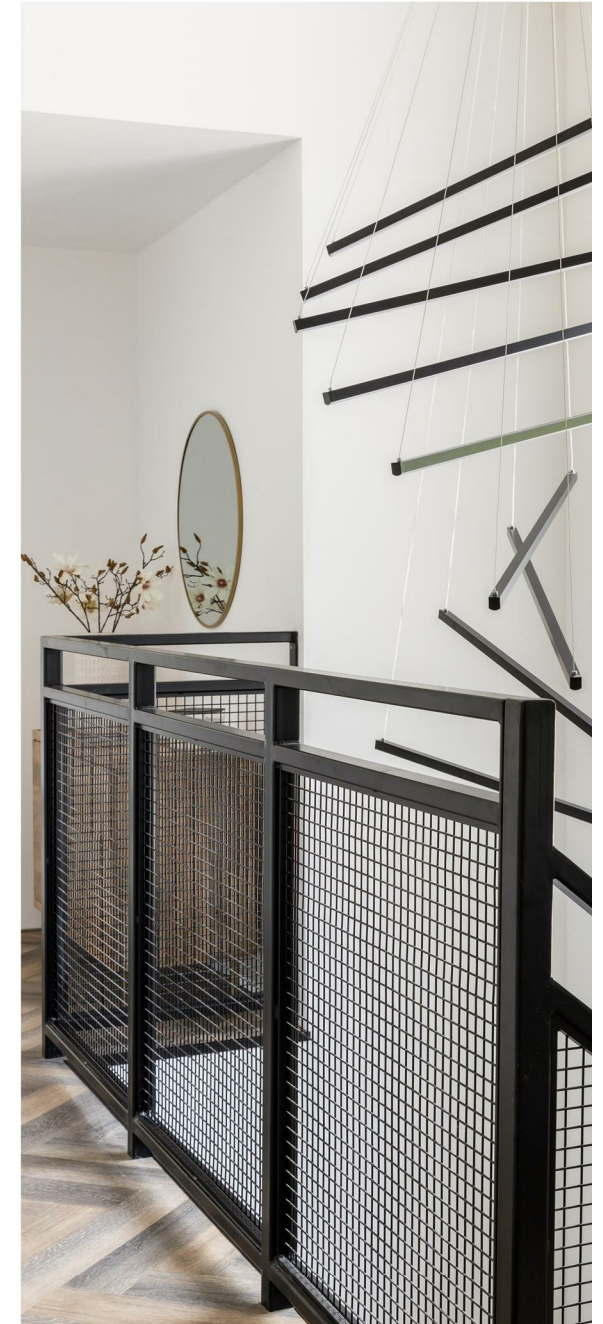




The lower ground level is no less impressive. The stairs descend to a wide lower walkway, connecting to the four bedrooms and their stylish bathrooms. The main bedroom is positioned on the south westerly side, with a bathtub strategically (yet privately) placed to soak up natural light, or watch the stars at night. A dressing room lies to one side. The other three double bedrooms are wonderfully generous in size and finish, with careful consideration for comfort, and each open onto the outside patio area.

This stunning property is ideally located for outdoor enthusiasts, with numerous walking and cycling routes nearby, including the picturesque Box Hill. Commuting is convenient with Betchworth station providing services to Redhill, Guildford, and Reading, while Box Hill & Westhumble station offers direct trains to London Victoria and London Waterloo.

Close to outstanding golf courses such as Walton Heath, Beaverbrook & Tyrrells wood.

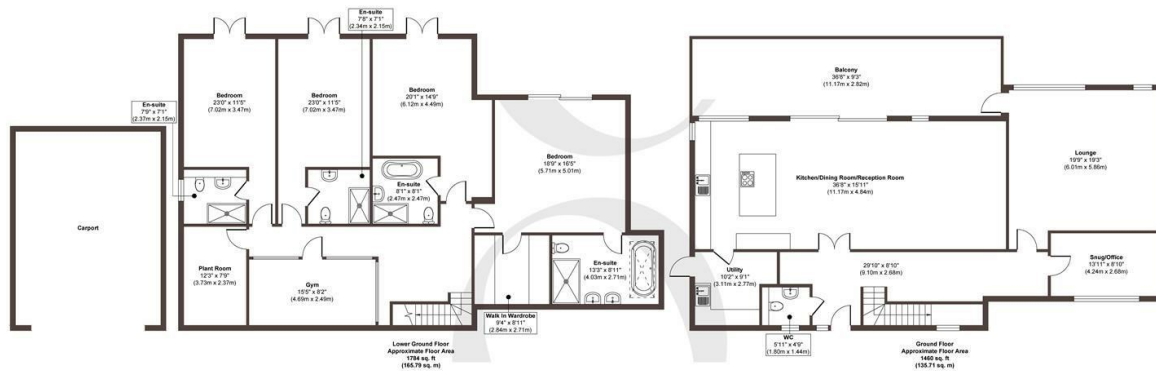






The Details

- Brand new 4 bedroom, 4 bathroom detached residence
- Mitsubishi Air source heat pump, secondary hot water pump and under floor heating throughout
- 10x Solar panels with 5kwh inverter and 9.5kwh storage battery
- Remote operated entrance gates, double car port and electric car charger
- Large Aluminium doors and windows, high spec Spitfire front door and large Crittal style double doors to kitchen
- Sleek slab Kitchen units with AEG integrated appliances @ boiling water tap
- Four unique bathrooms with individual designs and heated towel rails
- Bespoke staircase with Ash treads and glass atrium on lower ground
- Recessed minimal doors and minimal skirting
- Large balcony and private garden on approx 0.4 acre plot



Approx. Gross Internal Floor Area 3244 sq. ft / 301.50 sq. m (Excluding Carport)

Illustration for identification purposes only, measurements are approximate, not to scale.

*Produced by Elements Property

STONE

Size

Approx 3244.00 sqft

Energy Performance Certificate (EPC)

Rating A

Council Tax Band

New Build



STONE

Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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