



7 Cunliffe Close, Headley, Surrey, KT18 6EG

Price Guide £1,750,000



- SUPERB DETACHED COUNTRY HOME
- 0.28 ACRE SOUTH FACING GARDENS
- 26' x 23' KITCHEN/BREAKFAST ROOM
- 26' x 21' SITTING ROOM
- OVERLOOKING GREEN AND FIELDS *

- SOUGHT AFTER SURREY VILLAGE
- FIVE DOUBLE BEDROOMS
- 3420 SQ.FT.INCL.GGE
- INTEGRAL DOUBLE GARAGE
- IN/OUT CARRIAGEWAY OFF PRIVATE ROAD

Description

Capturing your attention the moment you drive into Cunliffe Close, this property stands out for being quintessentially a Surrey family home of character. Constructed of red brick under handmade clay tiles the design is typical of a Georgian home full of light and classic proportions. The building was completed in 2023 for the current owners. It has a high energy efficiency rating of 76 out of a potential 80, thanks to the quality of the build.

The attention given to maximise space and light is immediately obvious on entering the property. From the generous hall doors lead directly to the two main living areas both featuring windows to the front and patio doors to the garden.

Farm house style meets Georgian townhouse in the sitting room, where seating around a Tudor brick and beam fireplace faces a Chesney wood-burner. Deep Georgian cornicing and bespoke tall skirting bely the modern advantages of double glazed windows, deep cills and iron window closures. Traditional wood floors lead from the hall through to the kitchen / breakfast room and utility, with underfloor heating providing modern-day comfort. A John Lewis of Hungerford kitchen has both electric and gas cooking with quality butler sink.

On the first floor there are 4 double bedrooms and two bathrooms with top of the range CP Hart or Porcelanosa fittings. A wide landing and a further staircase takes you from the first floor to the second floor with a large bedroom and sitting area. Looking through any of the top three windows you have a view of horses in the paddock, sheep grazing on the hill and the woodland beyond.

* Cunliffe Close Headley Residents Association Limited - £60 per month for maintenance of the private road, green and trees.

The grounds of the property have been carefully laid out to provide a series of rooms in the sun or the shade. The orchard is a separate area with 9 apple trees. Tables on the patios provide sheltered places for eating outdoors and the raised surround to the garden shed gives a seating area scented in the spring by lilac blossom. Cottage style vegetable beds provide easily grown tomatoes, potatoes, strawberries and herbs in the summer.

Situation

Number 7 Cunliffe Close has views of Headley Court from its orchard and bedroom windows. This historic building with Listed gardens is undergoing renovation to provide apartments with spa facilities and restaurant, which will be available to Headley residents.

Headley also has a well patronised village pub, a village shop and tea room, a well supported church and cricket team, Headley Common which is popular with dog walkers and the luxury Beaverbrook Hotel.

Headley is located a couple of miles from the M25 junction 9. A 5 minute car journey or ride from the regular local buses takes you to Ashted, Leatherhead or Epsom. There are excellent local shops, medical facilities, schools and main line stations which will take you to London in 30/40 minutes.

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| Tenure | Freehold |
| EPC | C |
| Council Tax Band | F |



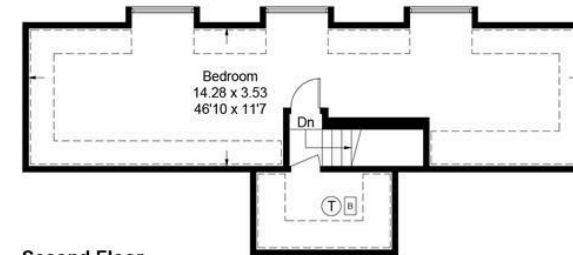
Approximate Gross Internal Area = 317.7 sq m / 3420 sq ft
(Including Garage / Eaves Store)



 = Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First 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. (ID986514)

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