



Cunliffe Close, Headley
Epsom

£1,395,000



Cunliffe Close

Headley, Epsom

Beautiful four-bed detached home in peaceful setting in Headley, backing onto open fields. Spacious living, modern kitchen/diner, garage, storage, near shops, transport and the Surrey Hills.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Sought After Headley Village
- Quiet Private Close
- Beautifully Presented
- Parkland Setting/Countryside Views
- Spacious Modern Kitchen/Dining Room
- Utility
- Four Double Bedrooms
- Two En-Suites
- Large Garden
- Garage & Store Rooms



Situated within a peaceful private close in the highly sought-after village of Headley, this beautifully presented four-bedroom detached home offers a rare opportunity to enjoy spacious family living in a tranquil semi-rural setting. The property benefits from a beautiful outlook backing onto tree-lined fields and with a parkland setting to the front, providing a wonderful sense of space and privacy.

A welcoming entrance hall leads to two generously proportioned reception rooms, offering versatile spaces for both formal entertaining and relaxed family life. The spacious contemporary kitchen/dining room forms the heart of the home, thoughtfully designed to provide an excellent setting for cooking, dining and socialising. The kitchen also benefits from direct access to a separate boot room/utility room, ideal for coming back from countryside pursuits. A downstairs cloakroom completes the ground floor.

Upstairs, there are four well-sized double bedrooms, each enjoying comfortable proportions and pleasant views. The principal bedroom benefits from a triple aspect, while the second bedroom boasts its own en-suite luxury fitted bathroom, the third bedroom features a further ensuite shower room. A fourth double bedroom is served by the modern family bathroom.

Further features of the house include an attached garage and two useful storage rooms, providing excellent practical space for secure parking, hobbies and household storage. The home offers scope for significant extension subject to planning.

The location is a particular highlight, offering the peace and character of village life within the Surrey Hills and National Trust countryside close by, providing an abundance of opportunities for walking, cycling and enjoying the outdoors. Despite its idyllic surroundings, the property is conveniently positioned within a short drive of both Epsom and Ashted, where a wide range of shops, restaurants and everyday amenities can be found. Both locations also benefit from mainline railway stations, offering direct connections to London.

Combining an enviable semi-rural setting, beautifully presented accommodation and a versatile family-friendly layout, this exceptional home is perfectly suited to those seeking a peaceful lifestyle without compromising on accessibility and convenience.

Early viewing is highly recommended to fully appreciate the quality, setting and lifestyle this outstanding Headley home has to offer.

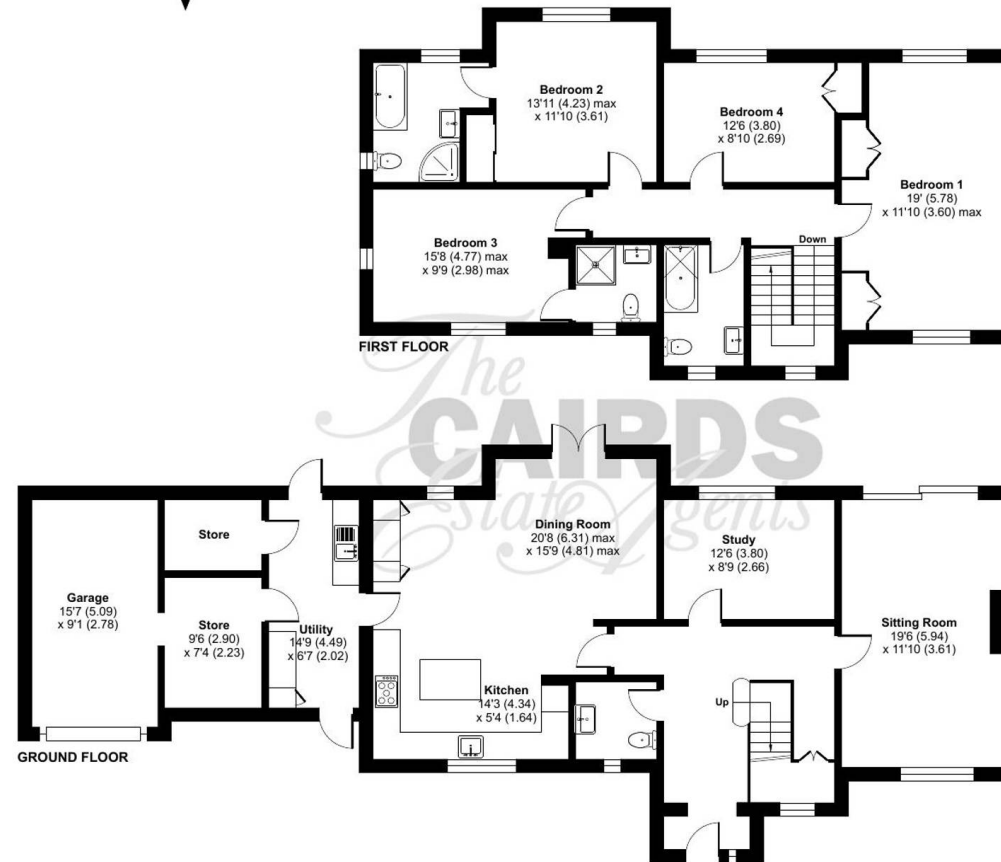
Cunliffe Close, Headley, Epsom, KT18

Approximate Area = 2154 sq ft / 200.1 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 2306 sq ft / 214.2 sq m

For identification only - Not to scale







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