



## CUNLIFFE CLOSE

Headley, Epsom, Surrey, KT18



# AN IMMACULATELY PRESENTED DETACHED FAMILY HOME

An immaculately presented detached family home located in a cul-de-sac in the picturesque village of Headley.



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Local Authority: Mole Valley Borough Council

Council Tax band: F

Tenure: Freehold



- \* Renovated home
- \* Private Road in a parkland setting
- \* Views towards Headley Court
- \* Potential to extend further STPP
- \* Large South-East facing garden
- \* Overlooking fields to the rear
- \* Open plan kitchen/dining room
- \* Convenient for Ashtead, Leatherhead and Epsom

There is an excellent selection of local shops, schools and leisure amenities and the nearby towns of Leatherhead, Epsom, Cobham and Guildford provide a wider selection of high street names and department stores.









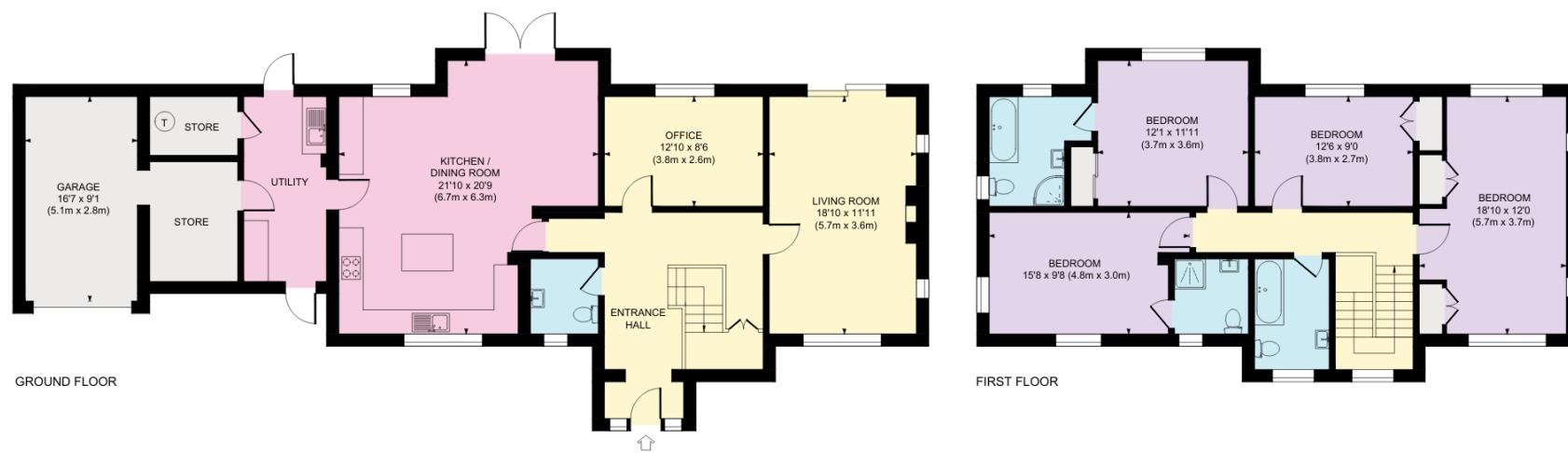


Communication links are excellent with its proximity to the M25 (J9) and A3, Heathrow and Gatwick airports. Leatherhead, Oxshott and Ashtead railway stations are only a short driving distance providing regular services to London Waterloo and Victoria. There are a number of excellent private schools in the immediate area including Danes Hill, St. John's, Box Hill, Downsend, Epsom College and City of London Freemans.

Between Ashtead and Epsom is the RAC at Woodecote Park, set in 350 acres of beautiful Downs countryside, features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars and accommodation. The Beaverbrook estate with its stunning country house set within its own 470 acre estate is conveniently located and has become renowned as one of Surrey's best destinations for a family getaway. The estate offers a hotel, dining, spa and 18 golf course.

Local family activities include Chessington World of Adventures (approximately 10-15 minute drive away), Bocketts Farm, and Hobbledown Farm. There is also extensive walking through beautiful countryside and a number of pretty local villages around Headley Heath and Box Hill.





Approximate Gross Internal Area = 215.54 sq m / 2,320 sq ft

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 any decisions reliant upon them. (ID767266)

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