

Kennedys'

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Vine Cottage, Leech Lane
Headley
KT18 6PJ

Tucked away on the edge of beautiful Headley Heath, Vine Cottage is a truly enchanting Grade II listed cottage blending timeless character with thoughtful modern living. Beautifully restored and lovingly maintained, this charming 4 bedroom timber-framed home offers stunning interiors full of exposed beams and bespoke finishes which are complemented by exceptional landscaped gardens.

£949,950



4



2



2



2+



- Grade II listed cottage full of charm and character
- Sitting room with exposed beams and log burner
- Landscaped gardens with terraces and seating areas
- Direct access to Headley Heath countryside
- Bespoke kitchen with range cooker
- Flexible bedroom layout with independent staircase to bedroom three
- Soundproofed garden studio with heating, lighting
- *Viewing by appointment only*



PROPERTY DESCRIPTION

The current owners have been custodians of Vine Cottage, a Grade II listed cottage, for the past seven years, having fallen in love with its character, charm, and enviable position close to Headley Heath. Vine Cottage has been beautifully maintained with careful attention given to the repair and maintenance of the building fabric and finishes, using breathable materials and traditional techniques throughout, including plaster repairs, re-pointing, and redecoration. The cottage has also been sensitively adapted for modern living, with additional storage, and reconfiguration of the first floor to improve the flow and functionality of the accommodation. This character cottage is wonderfully located on the edge of Headley Heath, with footpaths next to the cottage taking you directly into open countryside, perfect for dog walking or Sunday afternoon rambles.

The accommodation offers beautiful beamed ceilings on the ground floor and comprises a sitting room worthy of any home interiors magazine, separated into two areas, one with log burner and great for cozying up with a good book or sitting with family and friends and the other side has been created into a lovely TV snug with custom built shelving and TV unit, with original brick flooring. Through into the kitchen, again with custom built units fitted, oak flooring, integrated appliances and large range cooker with storage either side as well as further storage under the stairs - off the kitchen is the conservatory currently being used as a dining area fitted with beautiful Quarry tile flooring and benefits from stunning views of the garden. Also on the ground floor is a handy boot room area fitted with inbuilt storage and hooks, leading through to the fourth bedroom and a good sized family bathroom.

The original timber staircase rises to the first-floor landing, giving access to three bedrooms and bathroom. Each bedroom enjoys a wonderful sense of space, enhanced by high ceilings and views over the wraparound gardens.

The main bedroom is particularly attractive, featuring exposed beams and fitted storage. Bedroom two is also generously proportioned and benefits from separate access via a secondary staircase rising from the kitchen. Bedroom three overlooks the front garden and is distinguished by a striking double-height window and wrought iron fireplace.







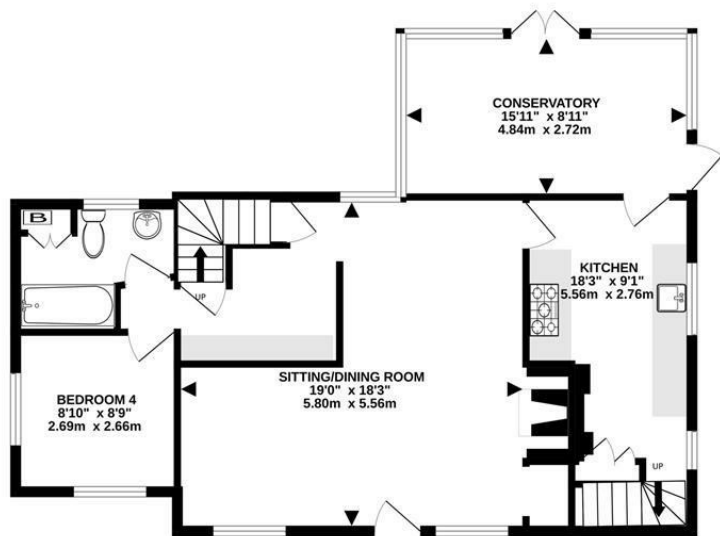


PROPERTY DESCRIPTION

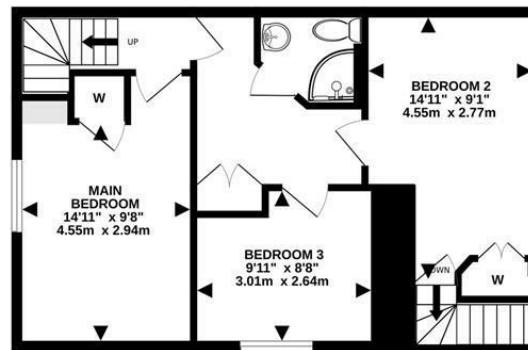
Outside, the timber-framed cottage is approached via a five bar gate onto a private gravel drive area suitable for two cars, a brick path leads you up to the house over an area of flat lawn with established trees and seating area. To the side is a separate section of garden with large garden shed (with power). The gardens really need to be seen to be appreciated as there is simply so much to take in, with terraces and seating areas dotted around from which to enjoy the vista. The garden has one further gift in the form of a garden studio and large decking area to one side for entertaining. The garden studio is currently being used as a home office/study and has the benefit of being sound-proofed, offers heating and internal/external lighting and alternatively could be used as a studio or entertaining space.



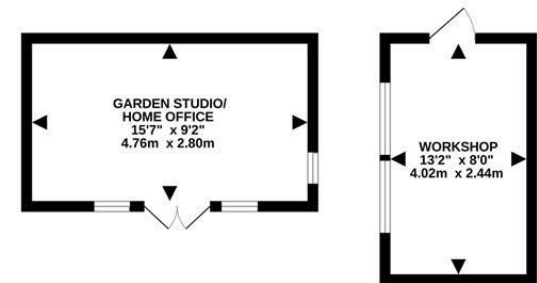
The Village of Headley has the wonderful combination of both being rural and yet so close to local amenities with a lovely local pub, The Cock Inn, a mere 10 minute walk on a nearby footpath which takes you straight to the door, a village store perfect for essentials and even a cream tea! Whilst Epsom Town centre is only a short car journey away with fast trains into London. Dorking too is a short distance and offers independent shops and High Street favorites as well The Dorking Halls which offers both sports facilities, theatre and cinema. The area benefits from a choice of good schools in both primary and secondary and private and state sectors. In terms of recreational pursuits, Headley Heath can be accessed by a number of footpaths, Box Hill offers world class cycling and beautiful walks, Epsom Race Course is only a short distance as is the world renowned Walton Heath Golf Course, RAC club and Beaverbrook Hotel and Golf Course.



GROUND FLOOR



1ST FLOOR

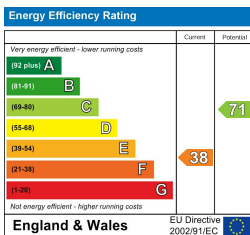


OUTBUILDINGS

MAIN HOUSE 118.8 SQ.M (1276 SQ.FT) OUTBUILDINGS 23.1 SQ.M(249 SQ.FT)

TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Vine Cottage, Leech

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: F

COUNCIL: Mole Valley

TAX BAND: F

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