



Detached bungalow and consented building plot in this idyllic setting

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**Glenwood
Headley Heath Approach
Box Hill, Tadworth
KT20 7LG**

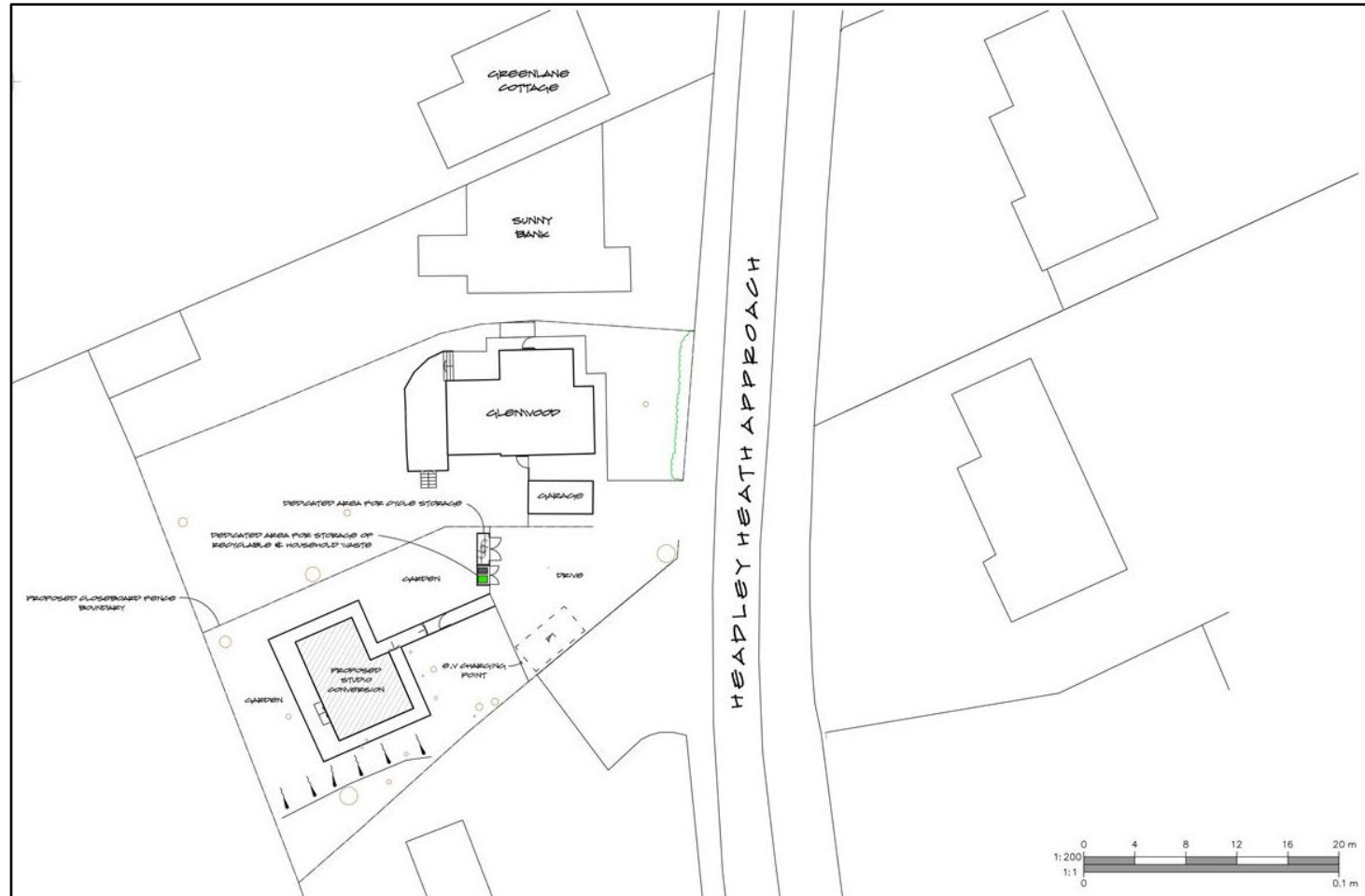
London 22 miles
Reigate 6 miles Dorking 7 miles Leatherhead 6 miles
London by rail 60 minutes from Betchworth
M25 (Junction 9) 5 miles
All times and distances are approximate

An excellent opportunity for redevelopment in this wonderful location, backing South-West and overlooking fields on the edge of Headley Heath and Box Hill.

Planning consent has been granted for an additional detached chalet, whilst the detached bungalow has good sized accommodation with consent for further extension.

Offers in excess of £800,000

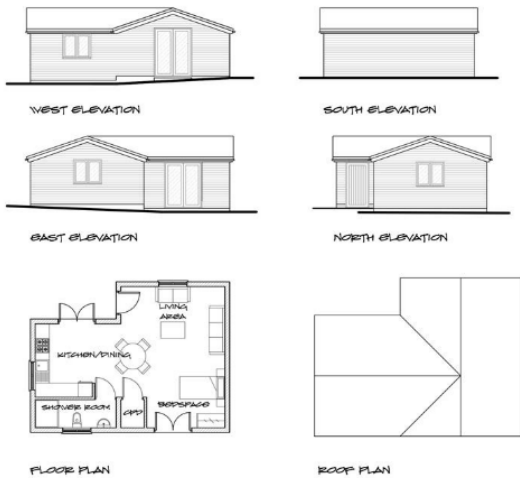
View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 360000
kingswood@richardsaunders.co.uk



- **Existing Bungalow Comprises;** ■ Entrance Hall ■ Shower Room ■ Sitting Room
- Garden Room ■ Kitchen ■ Two Double Bedrooms ■ Loft Room / Study / Bedroom 3
- Garage ■ Driveway Parking ■ Around 75' x 50' Rear Garden

- **Consent for Extending Existing Bungalow Comprises;** ■ Entrance Hall ■ Shower Room
- Sitting Room ■ Open plan Kitchen – Dining Room ■ Three Bedrooms ■ Ensuite Bathroom
- Garage ■ Driveway Parking ■ Around 75' x 50' Rear Garden

- **Consent for New Detached Studio Chalet Comprises;** ■ Open plan Living Room – Kitchen with Bed space ■ Shower Room ■ Driveway Parking ■ Gardens to sides and rear





A perfect opportunity for those seeking to build and redevelop, or to create a home for their extended family.

Mole Valley Borough Council have granted planning consent (MO/2025/02243) to extend and convert the existing outbuilding to create a new detached studio bungalow, dividing the plot and creating a new separate dwelling in addition to the existing bungalow. The new owner may wish to apply for consent to amend this design to reflect their needs.

The existing detached chalet bungalow offers flexible accommodation with two bedrooms and shower-room on the ground floor with an additional room upstairs which could be used as a bedroom or study. The sitting room is well proportioned with a handsome fireplace, off the sitting room is a bright garden room overlooking the plot to the south of the property. The kitchen is finished in a neutral and modern style. Consent has also been given (MO/2023/0836) to re-design and extend the bungalow to create a more contemporary layout.

Externally the property has a single garage and large outbuilding with power and light. The raised decking off the kitchen and garden room offers a private yet sunny sitting area which looks over the plot. To the front is a gated driveway with parking for numerous cars and natural screening from the quiet lane.



Some 22 miles to the south of London, this semi-rural location is close to National Trust Box Hill, an Area of Outstanding Natural Beauty.

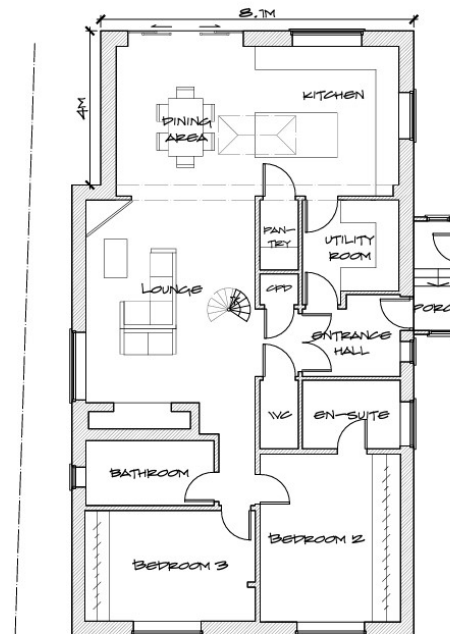
Nearby bridleways and lanes lead to extensive open countryside that includes Box Hill with its stunning views, Headley Heath, Walton Heath and Mickleham Common.

Dorking, Reigate, Leatherhead and Epsom are all easily reached from here and the local village, as well as nearby Walton on the Hill and Tadworth provide a choice of shopping and travel routes.

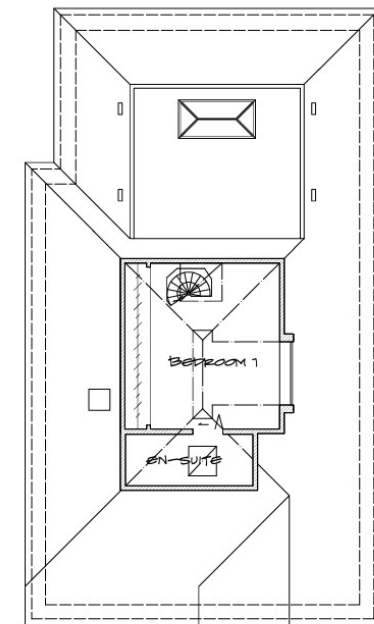
The M25 motorway is within a few minutes drive at Reigate (J8) or Leatherhead (J9) and 50-minute rail services to London Waterloo run from the station some 3 miles away.

This part of the Surrey Hills has a broad choice of schooling and venues for sport, leisure and cultural pursuits.

Arrange your viewing of this characterful home through the sole agents, Richard Saunders and Company of Kingswood 01737 360000

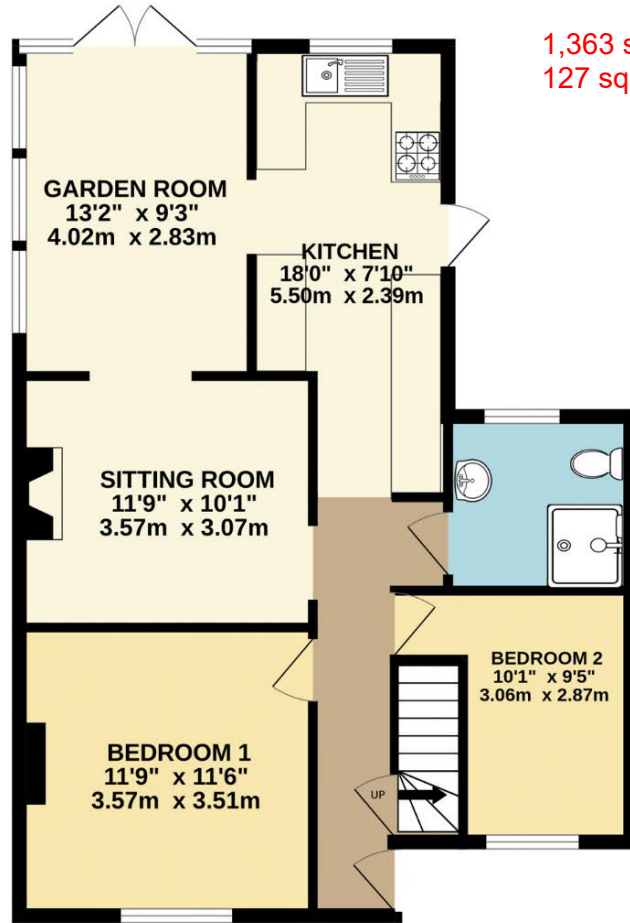
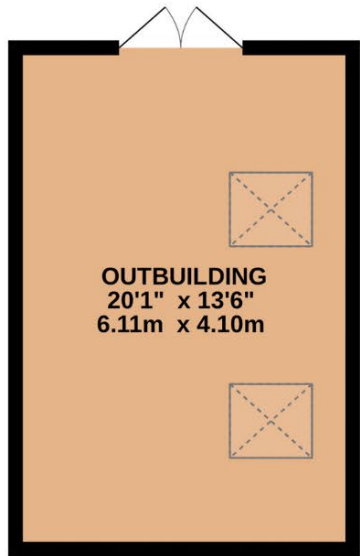


GROUND FLOOR PLAN



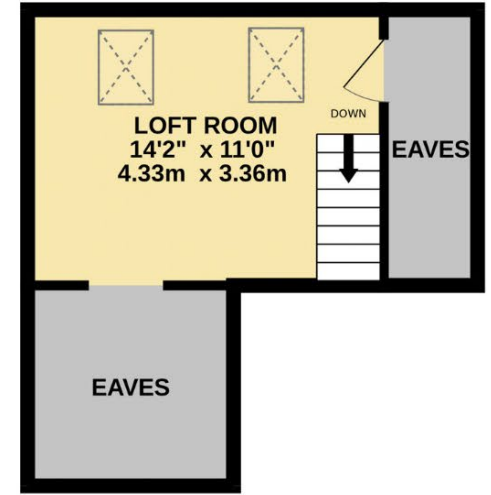
FIRST FLOOR PLAN

Potential new layout for existing bungalow, with consented extension



TOTAL FLOOR AREA

1,363 square feet
127 square metres



Tenure: Freehold
Local Authority: Mole Valley BC
Council Tax Band: E
Broadband: Full Fibre
All mains services
To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

The many features of this fine home include:

- Set on the edge of both Headley Heath and Box Hill
- Quiet, semi-rural and tucked-away location
- Natural screening and seclusion, backing South-West
- Excellent opportunity for redevelopment
- Good size overall plot of around 0.27 acre
- Planning Granted for an additional property
- Gated frontage with extensive parking
- Large outbuilding and single garage
- Available immediately with no onward chain.
- Short Drive to Dorking, Reigate and Leatherhead

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