



Planning and potential in an idyllic location

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Headley Heath Approach Box Hill KT20

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

Situated on a quiet lane nestled between the open spaces of Box Hill and Headley Heath, this chalet bungalow has great potential for further expansion and renovation in a naturally private plot of over a quarter of an acre.

With planning granted for a separate bungalow to be built in the grounds, this property offers great scope for an incoming owner who desires a project or is looking for multi-generational living.

Offers in the region of £850,000

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



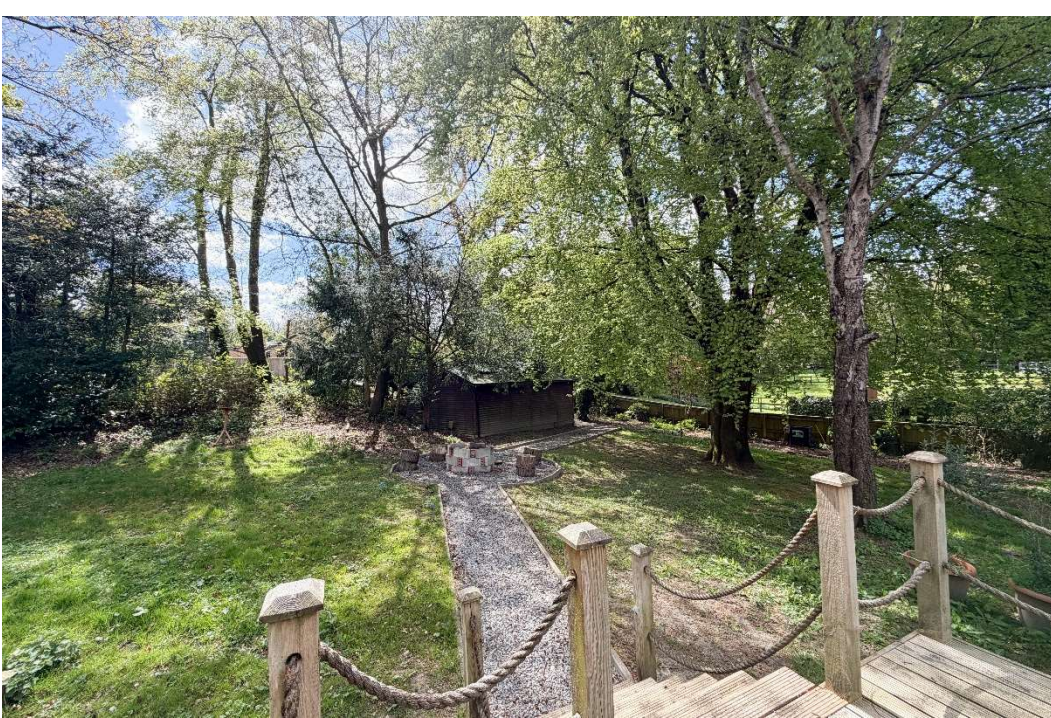
- Entrance Hall ▪ Kitchen ▪ Shower Room
- Sitting Room ▪ Garden Room ▪ Two Double Bedrooms
- Loft Room/Study/Bedroom ▪ Eaves Storage
- Garage ▪ Driveway Parking
- Large Outbuilding ▪ in all, around 0.27 acre



This 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 contemporary style.

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.

There is planning in place (MO/2025/02243) to extend and convert the existing outbuilding to create a studio bungalow, splitting the plot and creating a new residence but an incoming owner may seek to alter this to their needs. Permission could also be sought to extend the existing building instead to create a larger home to suit individual needs, some further extensions could be sought under permitted development even.



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.

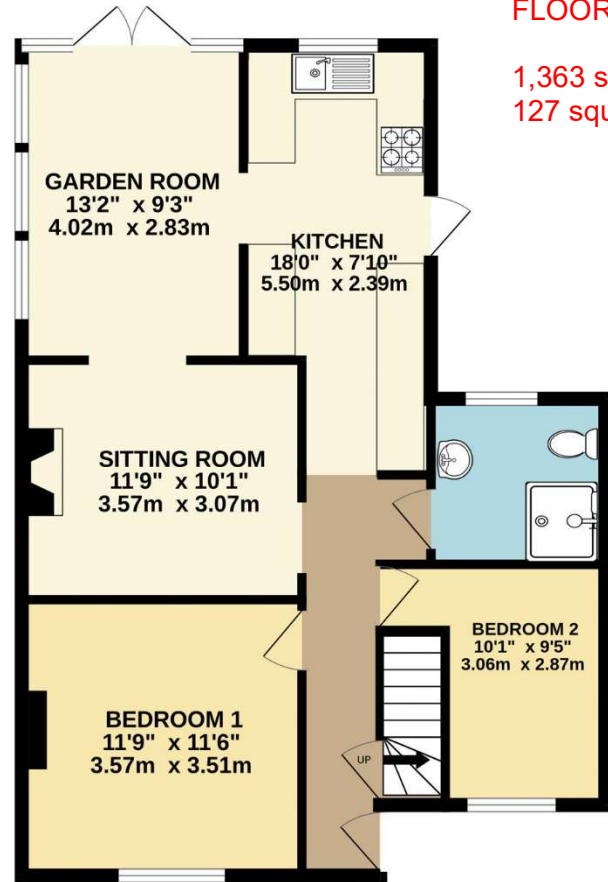
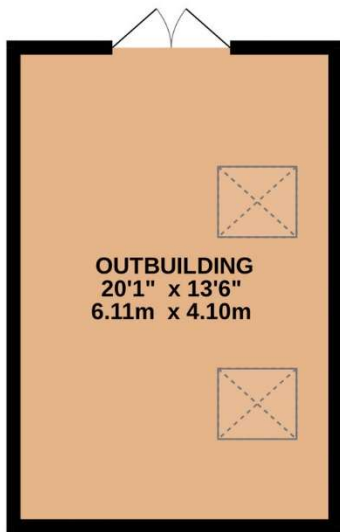
Dorking, Reigate, Leatherhead and Epsom are all easily reached from here and the local village, as well as nearby Walton on the Hill and Tadworth provide a choice of shopping and travel routes.

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.

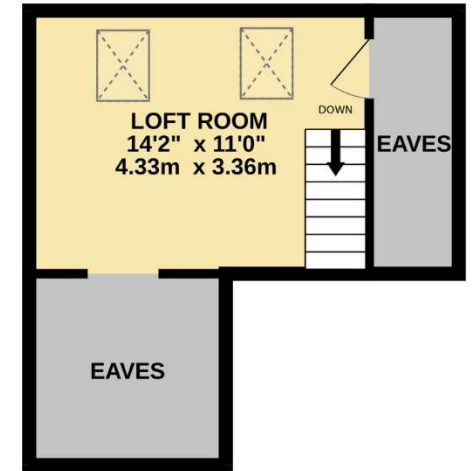
Arrange your viewing of this characterful home through the sole agents, Richard Saunders and Company of Kingswood 01737 360000





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 location
- Natural screening and seclusion
- Tremendous potential for extension (stpp) and refurbishment
- Good size 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

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

