



12 Hurst Close, Headley, Surrey, KT18 6DZ

Price Guide £1,595,000



- SPACIOUS DETACHED HOUSE
- OVER 3,100 SQ.FT INCL GARAGE + CAR PORT
- FAMILY ROOM/BREAKFAST ROOM
- 5-6 BEDROOMS (WITH 3 ENSUITES)
- 2ND FLOOR STUDY/BEDROOM 6
- LOVELY RURAL LOCATION
- ENTRANCE HALL & CLOAKROOM
- KITCHEN & SEPARATE UTILITY ROOM
- FAMILY BATHROOM
- MATURE 1.1 ACRE PLOT WITH HEATED OUTDOOR 15m x 6m POOL

## Description

Set on a plot of about 1.1 acres, at the end of a private drive serving just two other houses, this spacious detached family home enjoys an elevated position adjoining protected Green Belt countryside.

The accommodation flows over three floors and provides for as many as 6 bedrooms if required. On the ground floor there is a spacious entrance hall and cloakroom, a bright and airy open plan sitting room/dining room (originally 2 rooms), an open plan breakfast room/family room with a well fitted kitchen incorporating an array of appliances and separate utility room. There are some lovely elevated views that can be had from the first and second floors. On the first floor there are 4 double bedrooms (2 of which are ensuite) plus a family bathroom whilst the top floor accommodates another double bedroom with ensuite shower room and 6th bedroom/study.

The gardens are delightful, filled with charm and enjoy a high degree of seclusion. The gardens surround all sides of the property and comprise a gated entrance with plentiful visitor parking, two vegetable gardens incorporating raised planting beds, large terraced seating and entertaining spaces, shaped lawns, fruit trees, small copse together with a hidden ice house. The outdoor heated and filtered pool is 15m x 6m.

There is also a detached double garage with adjoining car port with external electric charging point.

N.B. This property comprises 3 titles, SY606101, SY578454 and SY554833.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	G



## Situation

Hurst Close is located in the sought after rural village of Headley both within and surrounded by Green Belt protected countryside much of which is in the custodianship of the National Trust. Within a short walk of the property is Headley Heath renowned for its walks and bridleways, the village pub called 'The Cock Inn', the Parish Church and Headley Cricket Club as well as a village store/tea room. Epsom Downs where the renowned Derby takes place is just 10 minutes away.

The property is within 10/15 minutes' drive of Leatherhead and about 15 minutes' drive from both Epsom and Dorking centres. Leatherhead, Dorking and Epsom all offer comprehensive shopping facilities.

There are theatres/cinemas in each town and leisure facilities including the Dorking Halls pool complex. In Leatherhead (Fetcham Grove) there is the refurbished leisure centre and in the town centre a private Nuffield Health Fitness & Wellbeing Centre. There are numerous golf courses nearby including the RAC at Epsom, Walton Heath at Walton on the Hill and Tyrrells Wood at Leatherhead.

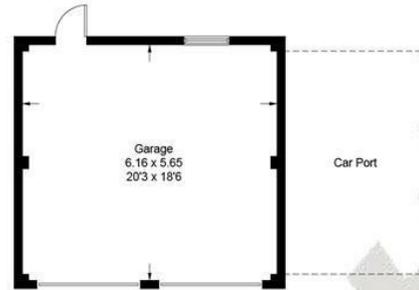
Each town offers main line railway stations with services to London Waterloo and Victoria. Junction 9 of the M25 can be found on the Ashted side of Leatherhead with Gatwick and Heathrow International Airports within easy reach. There is a wide range of both good private and good state schools in the area which serve all ages.

N.B. Private drainage - sewage treatment plant (replaced 2025), electric heating (mains, ground source heat pump and solar). There is no mains gas in this part of Headley.

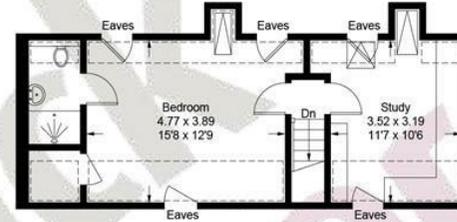
Approximate Gross Internal Area = 259.2 sq m / 2790 sq ft  
 Garage / Pump Room = 37.7 sq m / 406 sq ft  
 (Excluding Car Port)  
 Total = 296.9 sq m / 3196 sq ft



 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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 decisions reliant upon them. (ID1281836)

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