



**patrick
gardner**
RESIDENTIAL

Heath House & Heath Lodge, Headley Common Road, Headley KT18 6NJ

£2,250,000 Freehold

- Detached Georgian House with attached Victorian Lodge
- Rural setting
- **Heath House - 6 bedrooms & 2 bathrooms**
- Reception hall
- Study & separate office
- Separate drawing room & dining room
- Two kitchens
- Snug
- Cellarage
- Sitting room

- Fantastic setting adjoining Headley Heath
- About 4.3 acres
- **Heath Lodge - 2/3 bedrooms**
- Living Room
- Dining Room/bedroom 3
- Kitchen
- 2 en-suites
- Integral garage
- Lower ground floor storage
- Oil fired heating



**1-3 Church Street, Leatherhead,
Surrey, KT22 8DN
01372 360078
leatherhead@patrickgardner.com
www.patrickgardner.com**

Heath House & Heath Lodge

Heath House is believed to date from Georgian times (c.1830) and enjoys one of the finest rural positions in the locality being immediately adjacent to the National Trust owned Headley Heath. The attached Heath Lodge, in the same ownership, is believed to have been built as an extension to Heath Lodge in Victorian times and has been let independently from the main house over many successive years.

Both properties are now in need of updating/modernisation.

Located within the Green Belt and within an Area of Outstanding Natural Beauty (ANOB), the combined extensive footprint, being 8,665 sq.ft., offers a rare opportunity in this location to remodel/redevelop the whole to create a substantial family home.

Both Heath House and Heath Lodge's accommodation extends over 3 floors, lower ground floor, ground and first floors with the principal rooms to both enjoying enviable garden and heathland views.

The gardens comprise extensive lawn, a spring bulb meadow, mature shrubs, rockery and specimen trees and large soft fruit cage.

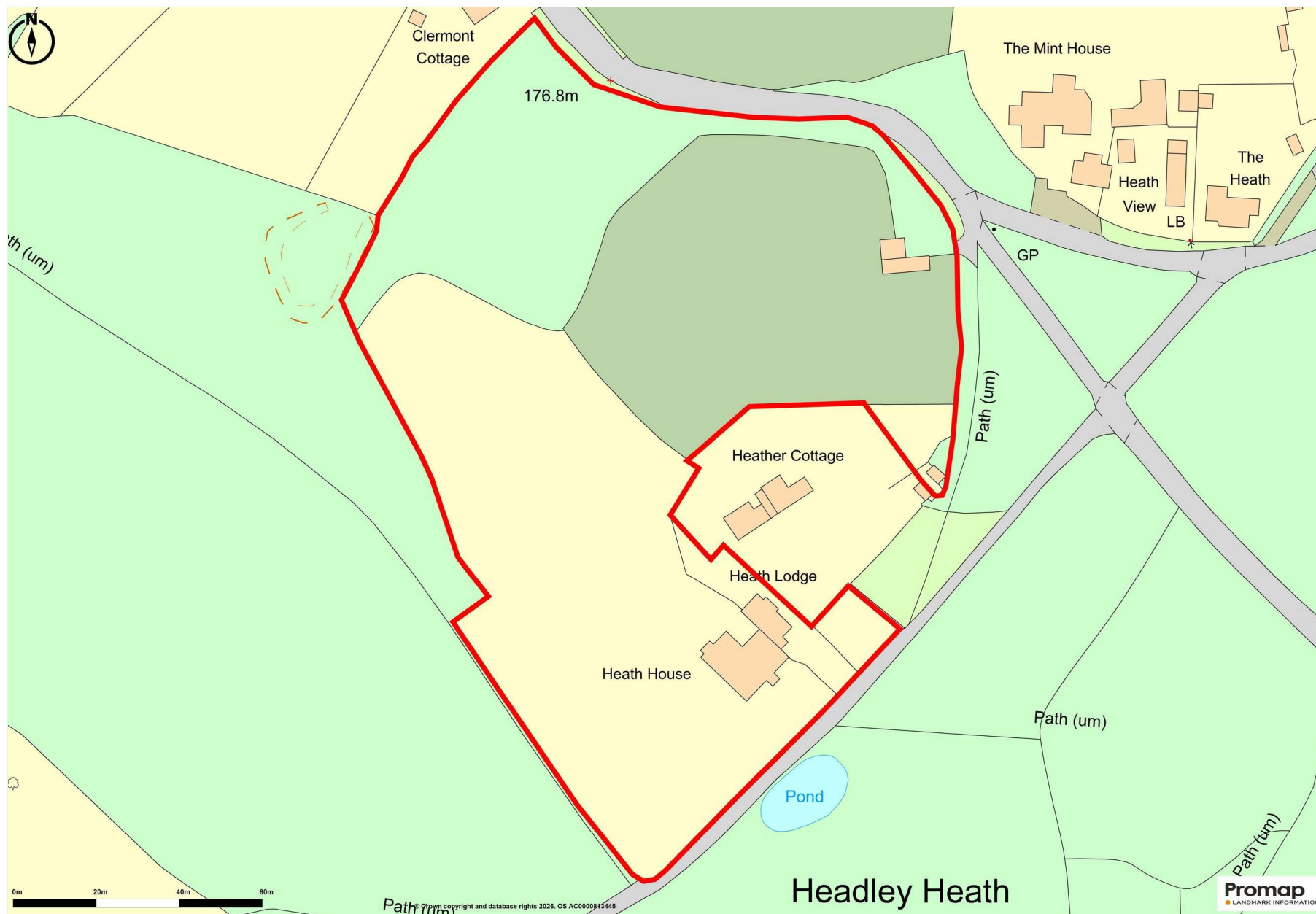
As period properties, both have a number of interesting original features which enhance the character of each property. Features include ornate decorative cornicing, period fireplaces, high ceilings and stripped timber and polished floors.

Headley Heath is a superb protected natural open space which extends to about 530 acres which is the home to rare fauna and protected wildlife providing for miles of walking and for those who enjoy horse riding there are extensive bridleways.

An unmade National Trust owned lane provides direct access off Headley Common Road to both Heath House and Heath Lodge along with 3 other private residences.

The property is held under 3 separate titles, SY496734, SY620277 and SY875037





Situation

Heath House and Heath Lodge are 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.

Heath House/Heath Lodge not only adjoins Headley Heath but is also within walking/cycling distance or a short drive from Box Hill. Headley also has a village pub called 'The Cock Inn', a Parish Church as well as a village store/tea room. Minutes' walk away is Headley Cricket Club. Epsom Downs where the renowned Derby takes place is just 10/15 minutes' drive away.



Heath House/Heath Lodge 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 in Dorking a public leisure/pool complex. In Leatherhead (Fetcham Grove) there is also a leisure centre and in the town centre a private Nuffield Health Fitness & Wellbeing Centre.

There are numerous golf courses nearby including the RAC Country Club at Epsom, Walton Heath at Walton on the Hill and Tyrrells Wood at Leatherhead. Between Leatherhead and Headley is the luxury Beaverbrook Private Members Club with its world class golf course set in 400, spa and restaurants.

Leatherhead, Dorking and Epsom offer 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.

Additional Information

Heath House - EPC Rating E : Council Tax Band G
Heath Lodge - EPC Rating E : Council Tax Band G

The lane is owned by the National Trust and the right for vehicular access requires legal confirmation.

Directions

For SatNav users, please use KT18 6NJ

For What3words, please use lion.natively.bronze

Please park on the left hand side just before the pond.









Approximate Gross Internal Area
 Heath House = 559.9 sq m / 6027 sq ft
 Heath Lodge = 245.1 sq m / 2638 sq ft
 Total = 805.0 sq m / 8665 sq ft
 (Including Garage)

 = Reduced headroom below 1.5m / 5'0



**Heath House
First Floor**



**Heath Lodge
First Floor**



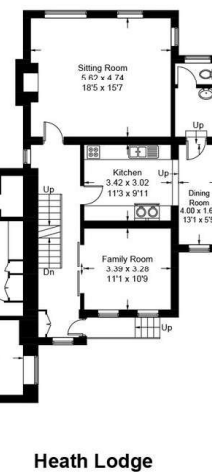
**Heath House
Lower Ground Floor**



**Heath Lodge
Lower Ground Floor**



**Heath House
Ground Floor**



**Heath Lodge
Ground 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. (ID1330384)