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HEADLEY HEATH APPROACH

BOXHILL

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ROSE COTTAGE

HEADLEY HEATH APPROACH, BOXHILL, TADWORTH, KT20 7LL

*** 2 RECEPTION ROOMS** *** KITCHEN/BREAKFAST ROOM & UTILITY ROOM**

*** 4 BEDROOMS** *** SHOWER ROOM AND EN-SUITE BATHROOM**

*** STUDY** *** GYMNASIUM** *** GAMES ROOM** *** DOUBLE GARAGE**

Council Tax Band: G **EPC Rating: C** **Net Approx. 2465 FT² | 229 M²**

Located high on the North Downs in an area of outstanding natural beauty is this adaptable four-bedroom, 2 bathroom detached chalet style house built in 2008 and situated on a large level and private plot of 1/3rd of an acre within this sought after private road.

The property, which, when including the fabulous games room, gymnasium and double garage is an impressive 3220 sq. ft is approached via a long sweeping driveway behind twin 5-bar gates and would suit a family or equally a downsizing couple wanting flexible space rather than additional bedrooms. The property, which includes an incredibly spacious reception hall, a large living room and adjacent dining area both featuring doors leading to the patio and garden. There is a recently beautifully re-fitted 'Shaker' style kitchen/breakfast room with central island and a compliment of integrated appliances, and a utility room. There are three ground floor bedrooms, one of which is being used as a dressing room and a shower room, whilst the first floor has a generous landing and a master bedroom with en-suite dressing room/study and bathroom. The first floor also features exceptional eaves storage areas.

Outside there is a detached double garage to the rear and a sweeping driveway with parking for several vehicles. The property offers excellent seclusion and there is a lawn to the front.

The rear garden is again very secluded with mature hedgerow boundaries and is mainly laid to lawn with extensive patio areas and includes two substantial buildings one being a modern insulated games room with double glazed bi-folding doors to the garden and the other a gymnasium with two sets of twin opening double glazed doors to the garden.

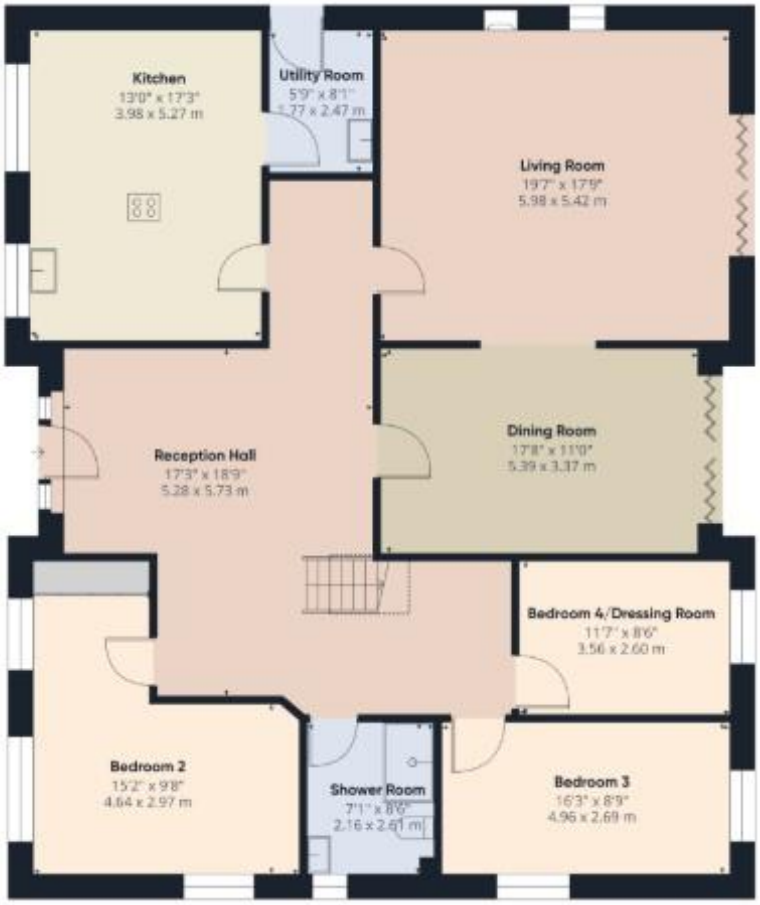
The property is double glazed and has gas central heating and features high-quality vinyl wood effect flooring to the principal reception areas, Kitchen, hall, stairs and landing.

Boxhill is situated amongst some of Surrey's finest open green belt and National Trust land where many fine walks with expansive southerly views can be enjoyed. There are local shops and several gastro pubs in the area plus bus services to the larger towns of Epsom and Dorking. Bus services to local towns including Dorking and Epsom route through the village whilst the closest train services are at Tadworth, Betchworth or Dorking which can be easily accessed, as can the M25 motorway at either Leatherhead or Reigate Hill.

PRICE: £1,200,000 Freehold







Ground Floor Building 1



Floor 1 Building 1
















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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.