

Kennedys'

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7 Hookwood
Cottages, Hurst Lane
Headley
KT18 6EA

Charming end of terrace three-bedroom cottage in a picturesque rural setting, complete with a swimming pool and garden studio with shower room. Set along the Surrey Hills backdrop, this character property delivers on all the essential elements required to provide a wonderful family home.

OIEO £700,000



- 3 Bedroom End of Terrace House
- Character Property
- Garden Studio with shower room
- Double garage

- Beautiful Surrey Hills countryside location
- Gated plot with South-East facing rear garden
- Heated swimming pool
- Nearby transport links



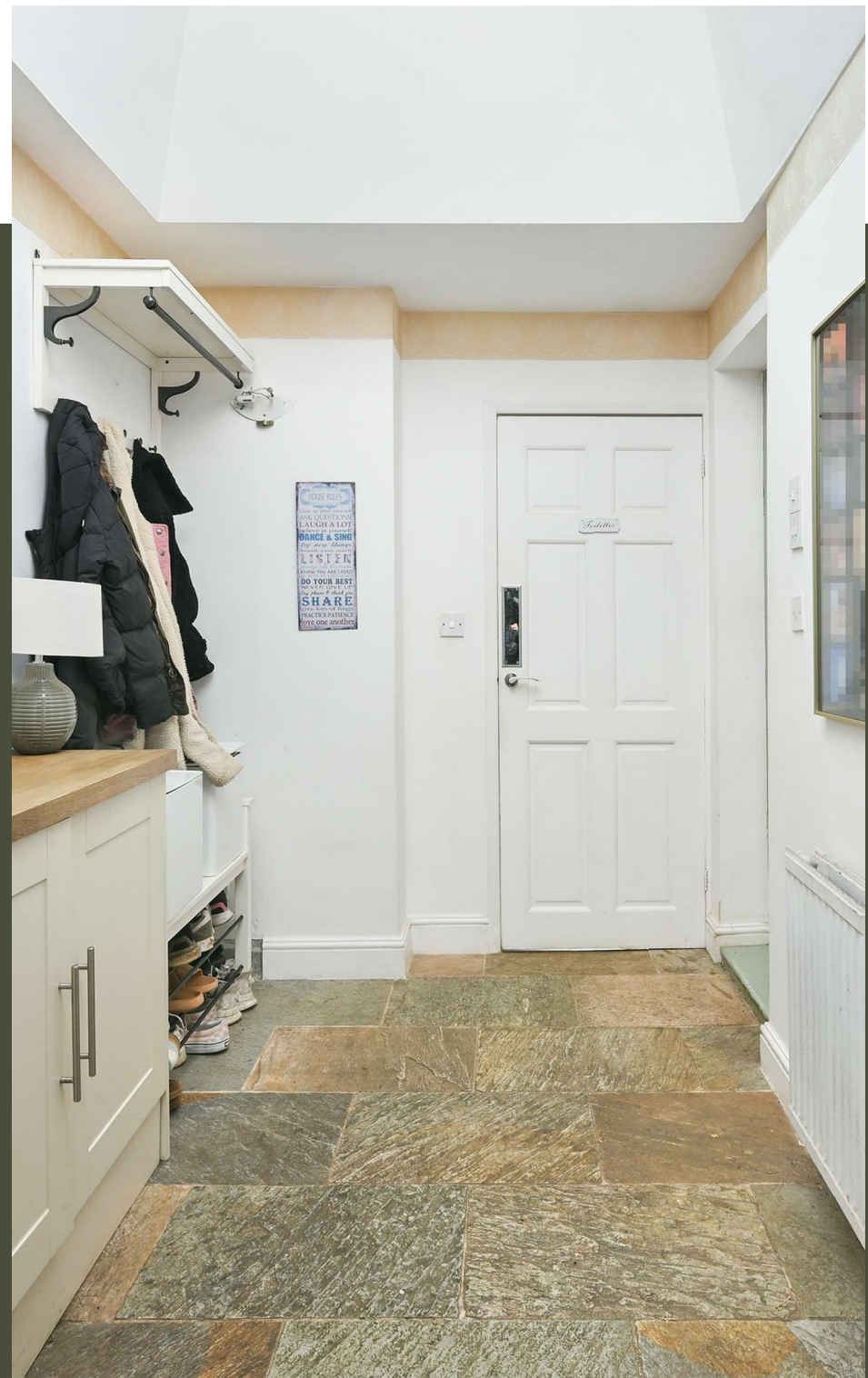
PROPERTY DESCRIPTION

Set within an idyllic countryside setting, 7 Hookwood Cottages is a charming and beautifully positioned three-bedroom home, combining a picturesque, semi-rural setting with versatile family living.

Surrounded by the Surrey Hills, the property enjoys a peaceful and private atmosphere, ideal for those seeking a slower pace of life while remaining well-connected to nearby towns and transport links. The accommodation is filled with charm and character, think country farmhouse in style. The three bedrooms provide comfortable accommodation, perfect for families, guests, or those working from home.

The property further benefits from a beautifully appointed garden studio complete with a stylish shower room; ideal for use as guest accommodation, a home office, or creative studio.

Externally, the property truly comes into its own. The grounds are a standout feature, with a swimming pool providing a perfect setting for relaxation and summer entertaining, all located within the Surrey Hills countryside, an area which is well-regarded for its beautiful open spaces, walks and views.





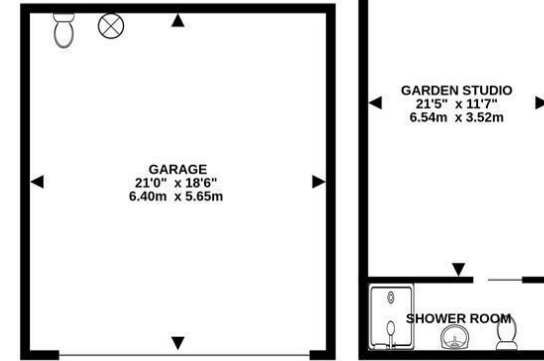
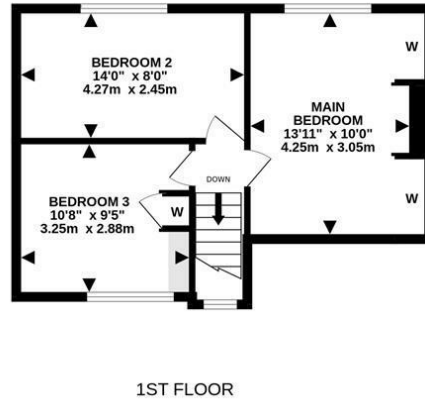
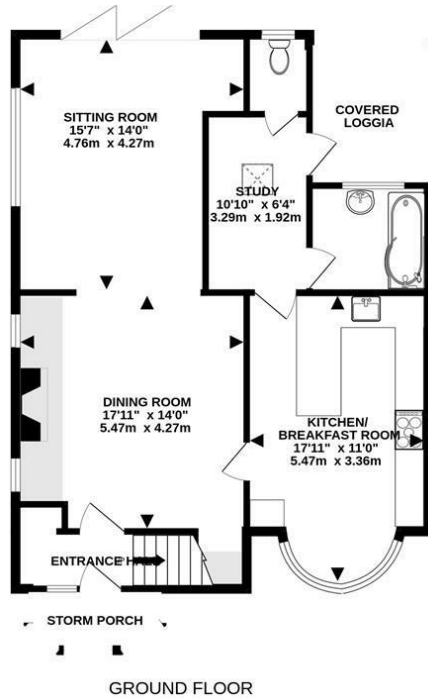




LOCAL AREA/AMENITIES

The village of Headley has a very active community with Church, village stores, tea rooms and public house. Surrounded by extensive National Trust walks and situated within an Area of Outstanding Natural Beauty there are also many local riding stables whilst Tyrrells Wood, Epsom RAC and Walton Heath golf courses are within a few miles. Headley is conveniently situated within easy reach of Junctions 8 and 9 of the M25 providing access to Gatwick and Heathrow. There are many outstanding schools in the area with Epsom College, St Johns school and City of London Freeman's school close by. Local amenities at Headley, and the neighbouring village of Walton on the Hill cater for day to day needs whilst more extensive shopping and recreational facilities can be found in the nearby towns of Leatherhead, Ashted, Dorking or Epsom as well as Redhill and Reigate, all of which offer mainline train services to London Victoria and Waterloo.

This is a unique opportunity to acquire a characterful home with exceptional outdoor features and future potential in a sought-after rural location.



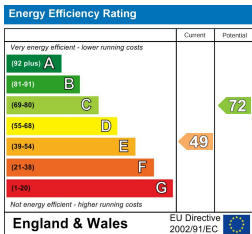
GROUND FLOOR

1ST FLOOR

OUTBUILDINGS

MAIN HOUSE 114.4 SQ.M (1231 SQ.FT) GARAGE AND STUDIO 64 SQ.M (689 SQ.FT)

TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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7 Hookwood Cottages,

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
 EPC RATING: E
 COUNCIL: Mole Valley
 TAX BAND: E

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