

Kennedys'

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@kennedysipa

Fernleigh
Tot Hill
Headley
KT18 6PY

Set in the heart of Headley, we are delighted to offer this attractive and charming 2 bedroom cottage that combines character with modern day living, thanks to the vision and execution of the current owners.

£495,000



- Open plan Kitchen/dining room
- Beautifully Presented
- Two bedroom terrace cottage
- Underfloor heating throughout

- Idilic village setting
- Wooden flooring
- Feature electric fire
- Modern bathroom



PROPERTY DESCRIPTION

Since buying the cottage from us about 6 years ago, the owner has kept the original layout pretty much as is, and kept some of the features including the wooden floor boards, and then added a new Shaker style kitchen in dark blue with stunning splashback and tiles and double doors out to the garden, and likewise replaced the bathroom for a contemporary look and modern suite. The property benefits from gas fired heating by radiators, double glazing and is well presented throughout. To the front is a private drive whilst to the rear, which enjoys a quiet secluded aspect, is a good sized paved terrace, central garden area and a garden shed/studio.

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.

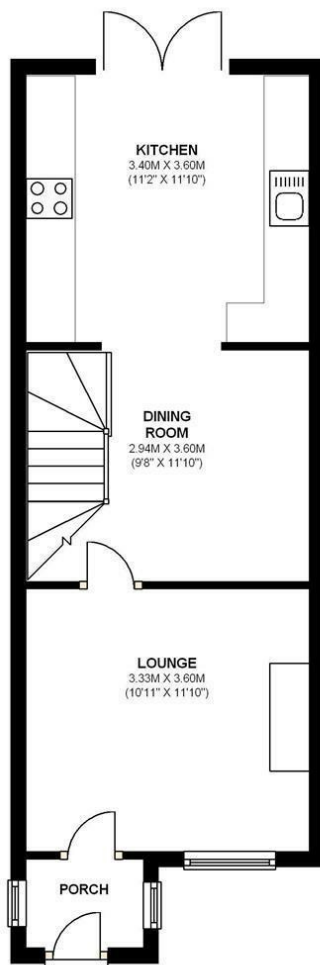
For further information or to arrange a private viewing of Fernleigh, please contact a member of our team.





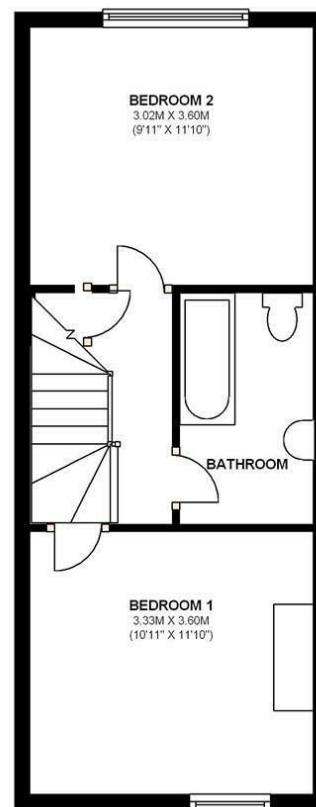
GROUND FLOOR

APPROX. 36.5 SQ. METRES (392.8 SQ. FEET)



FIRST FLOOR

APPROX. 29.9 SQ. METRES (322.3 SQ. FEET)



TOTAL AREA: APPROX. 66.4 SQ. METRES (715.2 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

72

45

Fernleigh, Tot Hill

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: D

TAX BAND:

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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