

# Kennedys'

01737 817718

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3 Heath Farm  
Cottages, Church Lane  
Headley  
KT18 6LD

For Sale Via Auction - A rare  
four bedroom family home,  
that combines charm and  
character with modern  
interiors, and to top it all, far  
reaching countryside views to  
both front and back.

£700,000



4



2



3



3+

- Beautiful 4 bedroom family home
- Gorgeous sitting room featuring log burner
- Driveway with off street parking
- Being sold via 'Secure Sale'

- Large open plan kitchen
- Ensuite to main bedroom
- Countryside views both front & back
- Immediate 'exchange of contracts' available





# PROPERTY DESCRIPTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £700,000

Driving through the Surrey Hills hamlet of Headley, is like looking back in time, and one is struck by the beauty of its leafy lanes, views over countryside, the village cricket pitch, The Cock Inn public house with the Church just nestled behind, and the quintessential Tea Room and shop. It is truly one of those “wouldn't mind living here” places, and it has long been a sought after location for those looking for a bit of rural living and countryside and yet who need to be within easy access of local amenities, schooling, stations and the like. The villages of Ashted and Walton on the Hill are a short distance away, with the larger towns of Epsom and Leatherhead providing everything you would want, and then of course there is the easy access to M25, only a few short miles down the road, giving access to both Heathrow and Gatwick airports.

It is with that backdrop that we present a rare family home, that combines charm and character with modern interiors, and to top it all, far reaching countryside views to both front and back. Measuring just under 1800 sq ft, this 4 bedroom semi detached home offers stylish accommodation over three floors, including large hallway, cloakroom, utility room, access to garage, sitting room, dining room with study off it and opening out to the impressive kitchen/breakfast room at the back, with its views over the stunning gardens and fields beyond. To the first floor are 3 bedrooms and large family bathroom, whilst to the top floor is a recently added main suite with bedroom, walk in dressing room and good size shower room.

To the rear, a full-width terrace provides an ideal setting for entertaining, with steps leading down to the main lawn and a further decking area featuring a sunken trampoline. The garden enjoys uninterrupted views across the open fields directly behind, creating a wonderful sense of space and tranquility.

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









# PROPERTY DESCRIPTION

Redhill and Reigate, all of which offer mainline train services to London Victoria and Waterloo.

If you have any further questions about the property, or would like to book in a viewing, please do contact our sales team on 01737 817718.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

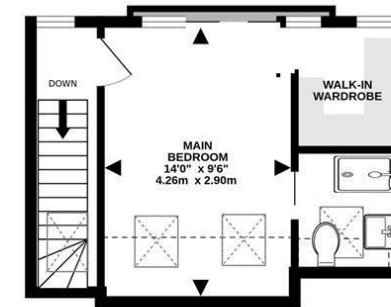
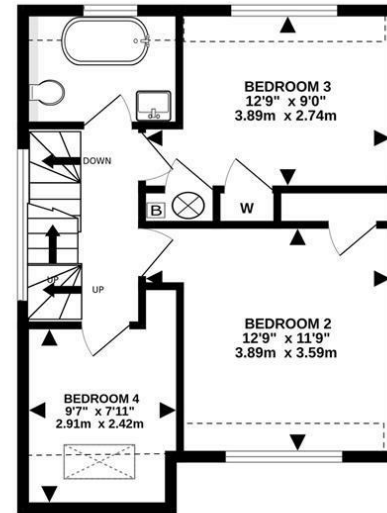
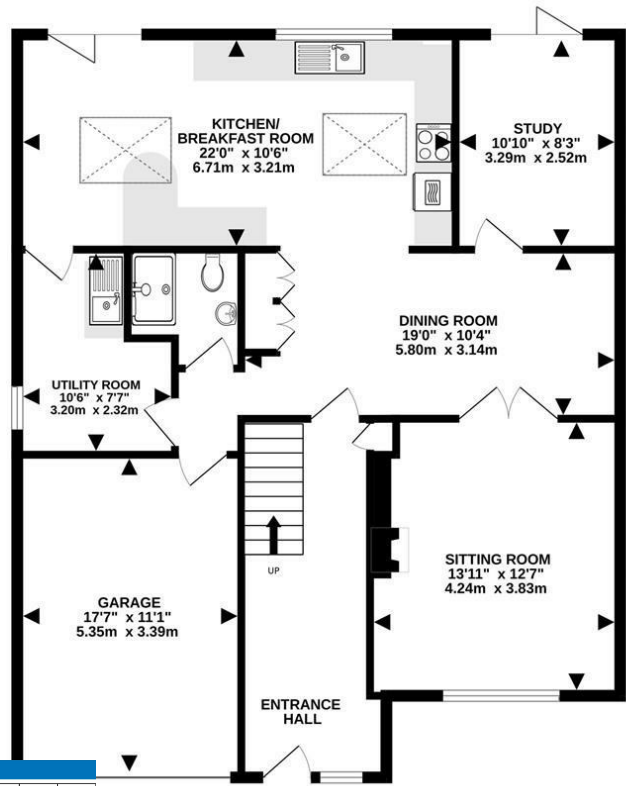
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.



1ST FLOOR

2ND FLOOR

TOTAL FLOOR AREA : 1765 sq.ft. (164.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

Energy Efficiency Rating																			
	Potential																		
<table border="1"> <tr> <td>174 plus)</td> <td>A</td> </tr> <tr> <td>(81-91)</td> <td>B</td> </tr> <tr> <td>(69-80)</td> <td>C</td> </tr> <tr> <td>(55-68)</td> <td>D</td> </tr> <tr> <td>(39-54)</td> <td>E</td> </tr> <tr> <td>(21-38)</td> <td>F</td> </tr> <tr> <td>(1-20)</td> <td>G</td> </tr> </table> <p>Very energy efficient - lower running costs</p>	174 plus)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G	<table border="1"> <tr> <td>64</td> <td>D FLOOR</td> </tr> <tr> <td>52</td> <td></td> </tr> </table> <p>Mid energy efficient - higher running costs</p>	64	D FLOOR	52	
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England & Wales	EU Directive 2002/91/EC																		

# 3 Heath Farm 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: Epsom & Ewell

TAX BAND: F

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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