

Kennedys'

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Orchard House,
Tilley Lane,
Headley
KT18 6JU

Living in the Surrey Hills area gives an opportunity to those living nearer London to move "out", but not too far, and for those outside the M25 ring it provides the perfect environment to still enjoy rural living but brings them closer to London and urban life. There are plenty of choices and options to pick from, but seldom as unique and endearing as the hamlet of Headley; and within Headley, there are fewer more beautiful and rare a home than Orchard House.

£1,349,000



- Original lodge house to Headley manor
- 31' Kitchen/Breakfast/Dining area
- 1.1 acres of stunning gardens
- 4 Bedroom
- Octagonal sitting room
- Access by private gate





PROPERTY DESCRIPTION

Originally a lodge house to Headley Manor, Orchard House is now a beautiful home, offering 4 bedrooms, 2 bathrooms, stunning octagonal sitting room, 31' kitchen/breakfast/dining area, and open plan family room. This is a home that reflects the countryside that surrounds it, with herringbone wooden floors, stone slabs in the open plan areas, brick fireplace and log burner, exposed brick walls, wooden beams, hand painted Shaker farmhouse style kitchen, leaded light windows and more, whilst offering the best of modern style and standards of living, including recently refitted bathrooms, luxury carpets, and beautifully presented throughout.

And if outdoor space is just as important to you than indoor space, then we have a real treat waiting for you, in the size and shape of this stunning plot of some 1.1 acres, accessed by private gates that are located at the end of a quiet track, leading on to a large forecourt area that provides ample parking for both personal and visitors use, not to mention access to the amazing garage and barn buildings, which offer endless opportunities for any future owner. The gardens themselves are almost too difficult to describe, and I think our photographer has done a great job in replacing words for pictures, but suffice to say it is the perfect area in which to fulfil your outdoor needs, whatever they might be, with sweeping lawns, tall and established tree lined borders, tendered beds, large terraces, and if that wasn't enough, a further rear courtyard area in which there is currently a large outbuilding with store rooms and 4 kennels.







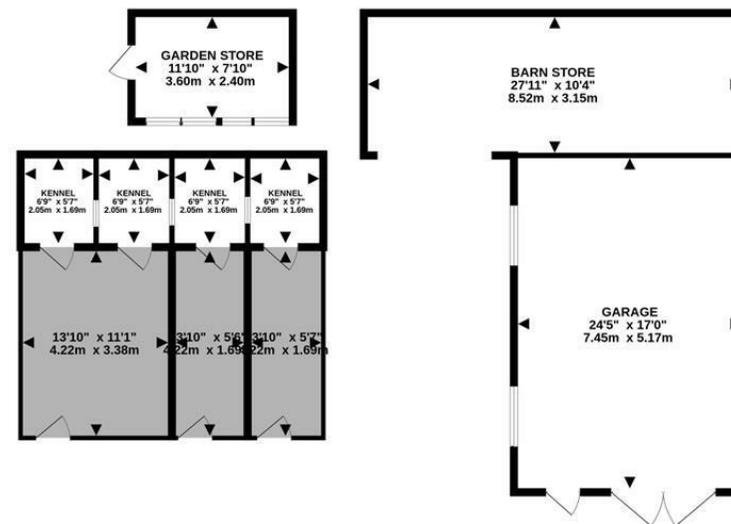
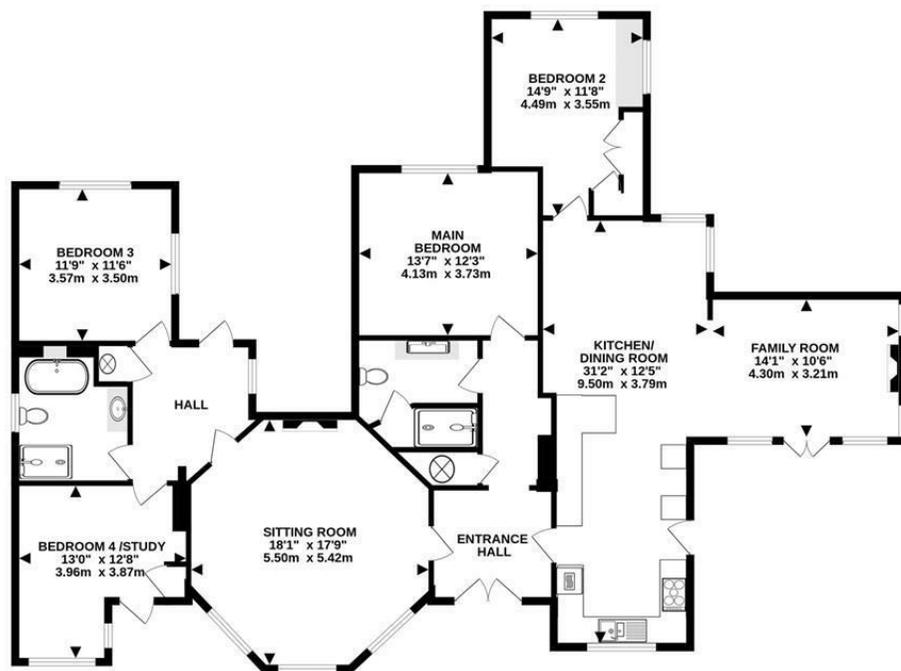
PROPERTY DESCRIPTION



The village of Headley is a small community nestled between the main towns of Leatherhead and Epsom, enjoying the experience of rural village living whilst benefitting from being within easy access to the many facilities the area has to offer. From horse riding to private schools, Woodland Trust walks, local pubs, tea room, and the five star Beaverbrook Hotel and members club, to access to main towns, surrounding villages, mainline stations and the M25, Headley offers a rare combination that will appeal to families of all ages.

For further information or to arrange a personal viewing, all you need to do is contact us, and we will be happy to assist you in whatever way we can.

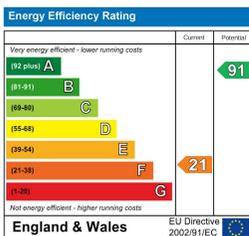
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GROUND FLOOR
1724 sq.ft. (160.2 sq.m.) approx.

OUTBUILDINGS
946 sq.ft. (87.9 sq.m.) approx.

TOTAL FLOOR AREA : 2670 sq.ft. (248.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Orchard House, Tilley

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

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

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