

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Fir Trees
Tot Hill Lane
Headley
KT18 6PQ

You would be forgiven for thinking that a brand new home may lack warmth, charm or character; however our clients at SJB have managed to produce a 4 bedroom detached house with all of the above, benefitting from semi-rural allocation in the heart of the Surrey Hills.

£1,300,000



4



2



3



4



- Brand new family home
- 3 Bathrooms
- Double car port
- Handsome frontage bordered by farm fencing

- 4 Bedrooms
- Semi-rural village location
- Generous rear garden
- No onward chain



PROPERTY DESCRIPTION

As one of two high quality new homes, situated on large private plots on the edge of Headley Common, Fir Trees is coming to the market as a completed build, available for viewing and occupation. With close to 2300 sq ft of accommodation and open barn garaging space, this may be a new house by name, but with all the hallmarks of a home that not only reflects the high specification of the builder but also ensures that it sits seamlessly in to its rural setting and surroundings. The entrance hall is approached from the overhanging porch, off of which are all the ground floor rooms, including cloakroom, study, utility room, open plan kitchen/dining/family room, and sitting room, whilst to the first floor are 4 good size bedrooms including a great main bedroom with glass Juliet balcony and an impressive ensuite, not to mention a second bedroom suite and two bedrooms being served by a luxurious family bathroom. The specification list is extensive, but includes underfloor heating, high quality tiling to floors, quality carpeting, log burner and oak mantle, oak staircase and glass balustrade, Shaker style kitchen with central island, stylish double glazed windows, downlighters, high insulation, luxury bathrooms, and more besides.

To the outside Fir Trees is approached by a private driveway flanked by farm fencing, and on to an open forecourt that provides ample private and visitors parking, as well as access to the open double barn car port. To the flanks and rear is a generous area of lawn and terrace, all with closed bordered fencing and planting, and enjoying a rural outlook and secluded aspect.

The village of Headley has a very active community with Church, village store, 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 near by as well as Beaverbrook Country House hotel. 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 for both state and independent Schooling. 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, Ashtead, Dorking, Reigate or Epsom, all of which offer mainline train services to London Victoria and Waterloo.

For further information or to arrange a viewing please don't hesitate to contact us on 01737 817718



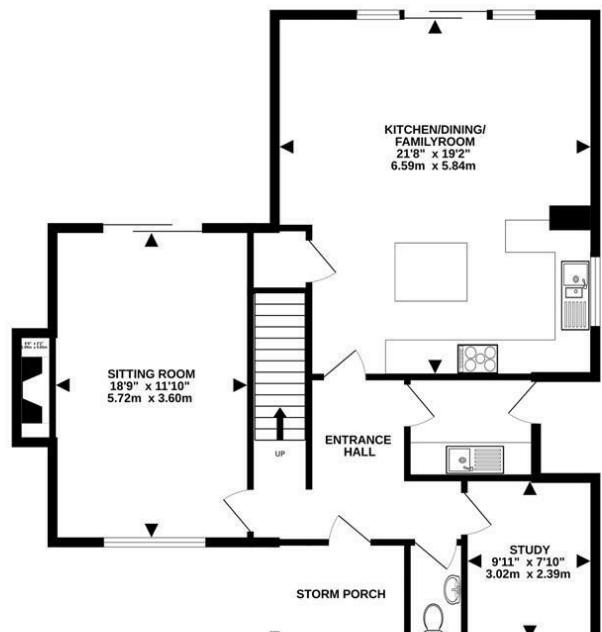




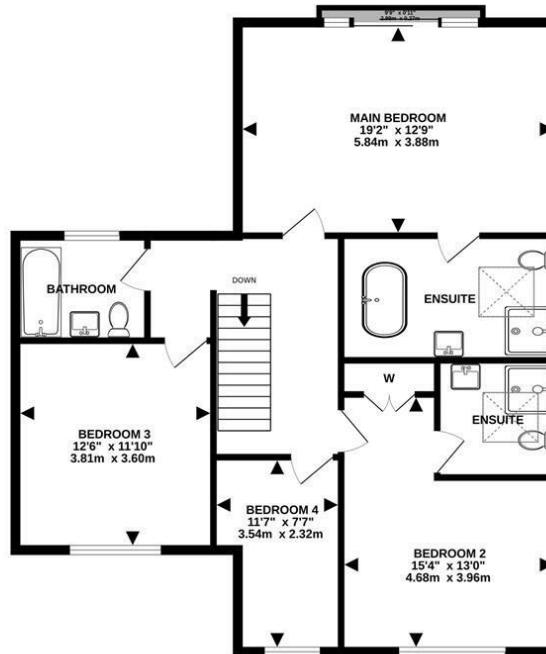
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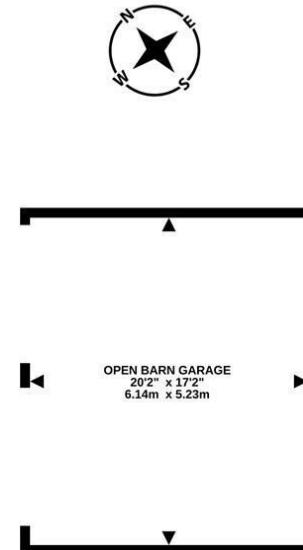




GROUND FLOOR



1ST FLOOR



OPEN GARAGE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England & Wales	EU Directive 2002/91/EC		

DRAWN PRIOR TO COMPLETION MEASUREMENTS AND LAYOUT MAY CHANGE

TOTAL FLOOR AREA: 2267 sq.ft. (210.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Fir Trees, Tot Hill Lane

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

TENURE: Freehold
EPC RATING: NA

COUNCIL: Mole Valley
TAX BAND: G

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kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT