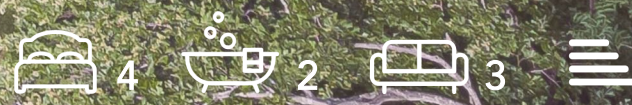


# Butler's

thoughtful estate agency

Tilley Lane  
Epsom, KT18 6JU  
Guide price £1,250,000

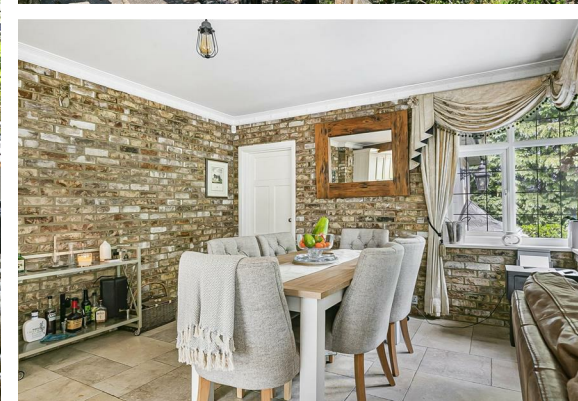




## Tilley Lane

Headley, Epsom, KT18 6JU

GUIDE PRICE £1,250,000 - £1,350,000 A real rarity to the market, this handsome detached home will truly impress. Located down a private country lane, in the immensely desirable hamlet of Headley, Orchard House is the original gate house to Headley Manor and is an incredible one-off home, which offers extremely sociable and versatile accommodation. What also makes this house so special is the abundance of period features and charm that run throughout, with the current owners having gone to great lengths to update yet retain the character of the property. Situated on what is a stunning plot of around 1.1 acres, you'll be close to fantastic local schooling and transport links. Great amenities are also close by, as you are located between Epsom and Leatherhead, both offering an enviable section of shops, restaurants and entertainment. So, with the location ticking all your boxes, how does the rest of the house stack up? Well, you'll be pleased to learn that this gorgeous home has the benefit of a farmhouse style kitchen/dining/family room, with shaker style units, stunning vaulted ceilings and exposed beams & brickwork. The unique octagonal reception is also a statement room, with a vast amount of space for bringing everyone together, which also links both sides of the house. Four generously sized bedrooms are wonderful places to catch up on a great night's sleep, with one room easily being able to be used as workspace if needed. Two sumptuous, refitted bathrooms serve the property, one with a hotel-inspired steam shower and the other boasting a roll top bath. Every room has something different and unique to offer and will be well suited to a growing family or downsizer. Outside, is where this house really excels. There is an extremely large parking area, with a detached garage & workshop. An extensive array of gardens wrap around the property, with there even being kennels, ideal if you have any aspirations of potentially running a small business in the future.







## GROUND FLOOR

Hallway

Sitting Room

18'1 x 17'9 maximum (5.51m x 5.41m maximum)

Kitchen/Dining Room

31'2 x 12'5 (9.50m x 3.78m)

Family Room

14'1 x 10'6 (4.29m x 3.20m)

Principle Bedroom

13'7 x 12'3 (4.14m x 3.73m)

Shower Room

8'11 x 7'11 maximum (2.72m x 2.41m maximum)

Bedroom

14'9 x 11'8 (4.50m x 3.56m)

Lobby

Bedroom

11'9 x 11'6 (3.58m x 3.51m)

Bedroom

13' x 12'8 maximum (3.96m x 3.86m maximum)

Bathroom

9'10 x 8'1 (3.00m x 2.46m)

## OUTSIDE

Garage

24'5 x 17' (7.44m x 5.18m)

Barn Store

27'11 x 10'4 (8.51m x 3.15m)

Garden Store

11'10 x 7'10 (3.61m x 2.39m)

Kennels

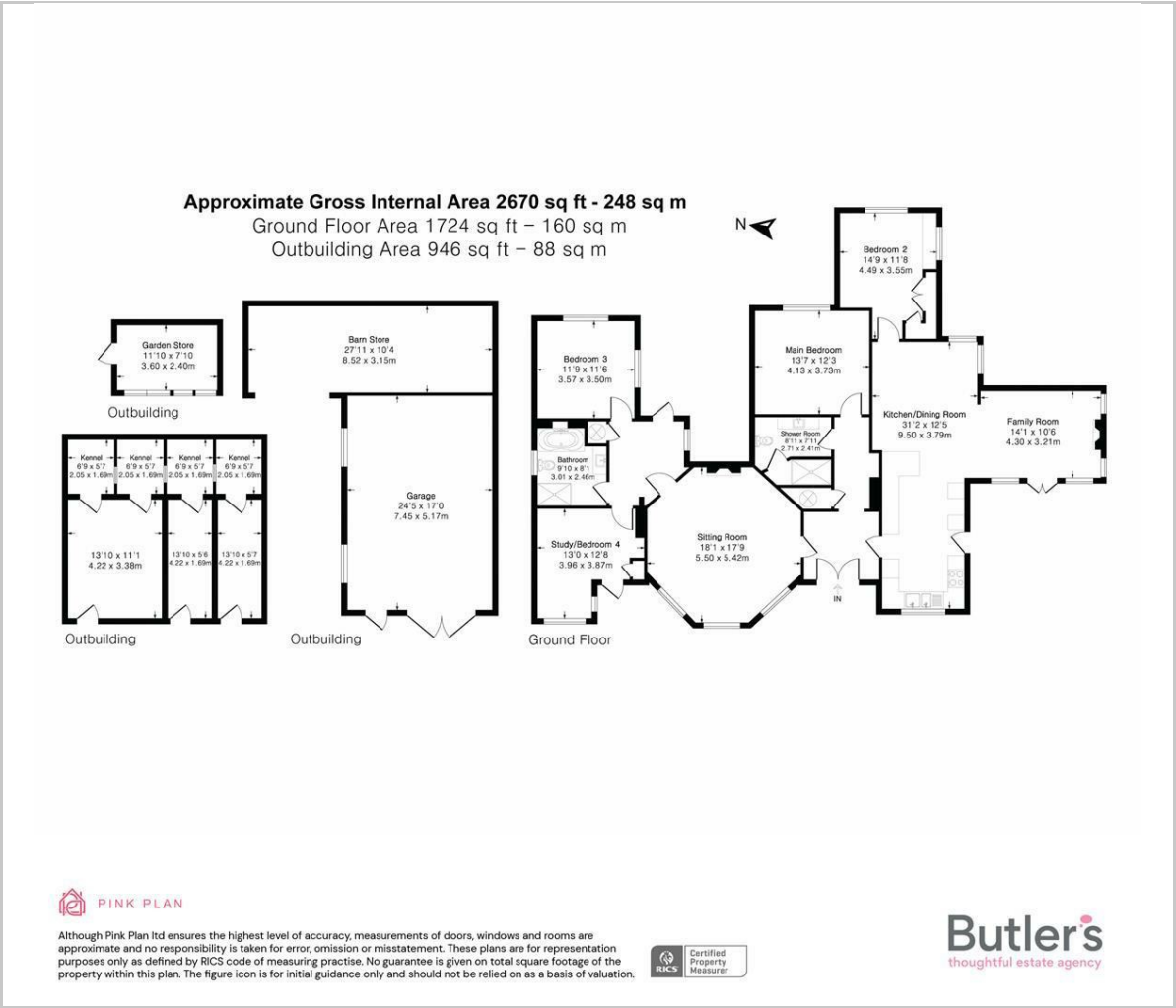
Parking Area

Vast Gardens





Floor Plan



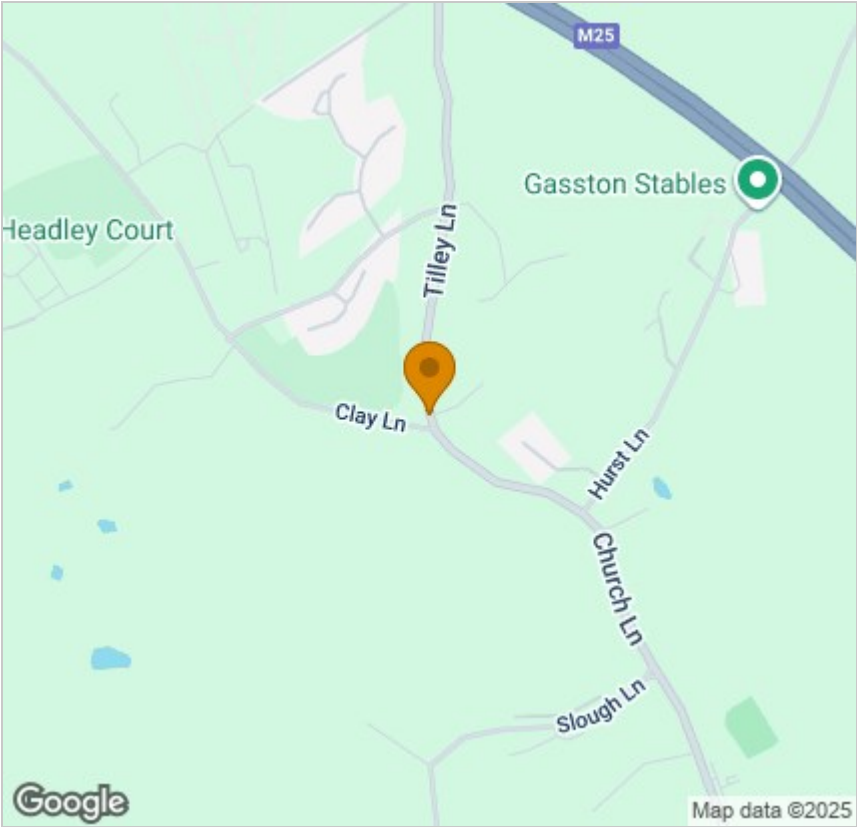
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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18 Sutton Plaza, Sutton, Surrey, SM1 4FS  
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

Area Map



Energy Efficiency Graph

