



Jackie Quinn
estate agents

6 Cunliffe Close, Headley

Guide Price **£1,395,000**

An immaculately presented detached four/five bedroom family home close to the charming village of Headley.

This beautifully renovated property sits on a wide south-east facing plot within a private close in a parklike setting. There are attractive views towards Headley Court and over open fields to the rear.

The ground floor is well laid out for modern family living, centred around a spacious open plan kitchen and dining room with a flexible entertaining space and direct access to the garden. There is a triple aspect living room, a study/bedroom 5, and a welcoming entrance hall with a cloakroom. Additional practical spaces include a utility room and multiple storage areas with access to an attached garage.

Upstairs, the property offers four double bedrooms, including a generous principal bedroom. Two bedrooms have ensembles and there is a family bathroom.

Although a substantial family home in its current form, the property offers considerable further potential to extend, subject to the usual planning permissions.

Conveniently located for the nearby towns of Ashted, Leatherhead and Epsom which offer an excellent selection of local shops, leisure facilities and schools.

There are a number of highly regarded private schools in the surrounding area, including Epsom College, St John's, Box Hill, Downsend and City of London Freeman's.

Transport connections are extremely convenient, with easy access to the M25 (Junction 9) and the A3, as well as both Heathrow and Gatwick airports. Railway stations at Leatherhead, Epsom Downs and Ashted are all within a short drive, offering regular services into London Waterloo and Victoria.

Tyrrells Wood Golf Club is within walking distance and also nearby is the RAC at Woodcote Park, with extensive leisure facilities including two 18 hole golf courses. The Beaverbrook Estate, a stunning country house set within 470 acres of grounds, is also close by and is widely regarded as one of Surrey's premier destinations for a family retreat, offering a hotel, spa, dining experiences and a golf course.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





Approximate Gross Internal Area

Total 2358sq.ft / 219.04sq.m (Including Garage & Stores)



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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