



Headley Court Barn, Clay Lane, Headley, Surrey KT18 6JS

£1,999,950 Freehold

- Superb Barn Conversion
- Beautifully finished to a high specification
- Approx. 2 year NHBC Warranty remaining
- High BREEAM assessment (top 10%)
- Pre-wired for multi room sound system
- Network connected to all main rooms
- Pre-wired external multi-points for CCTV
- Master Bedroom with En Suite
- Guest Bedroom with En Suite

- 2 Further Bedrooms
- Family Bathroom
- 33'7 Living Room with log burning stove
- Guest Cloakroom & separate Utility Room
- Luxurious Kitchen/Breakfast/Family Room
- Study/Snug
- Two gated entrances & Triple Garage
- Flintstone walled Rear Garden
- Mains Gas and Mains Drainage

Headley Court Barn

This luxuriously appointed converted barn, completed to an exacting finish by Airborne Properties Ltd. in 2014, offers over 3,450 sq.ft. of space.

Its' high specification includes gas fired under floor heating throughout and at the time it was built a BREEAM assessment placed the property in the top 10% for sustainable refurbishment projects. A hard wired circuit allows for a multi-room sound system (Kitchen, Living Room, Master Bedroom and En Suite and Outside) with internet network connection and high quality HD aerial distribution throughout.

Converted utilising sustainable (renewable) materials including second hand bricks together with hand made tiles, this property fits sympathetically into its' semi-rural setting. In keeping with its' originality, there is a wealth of exposed heavy oak beams being complemented by a high stone flint garden wall which encloses the majority of the rear garden.

Approached through a glazed enclosed inner Entrance Hall, one enters a superb 33'7 in length oak floored Living Room which enjoys fold back doors onto the Rear Garden, exposed beams and brick end wall incorporating fireplace and log burning stove.

The Kitchen/Breakfast Room is beautifully appointed with tiled floor, part vaulted ceiling and doors out to the Rear Garden. Finished to a high standard with oak facing and hand painted base cabinets and eye level cupboards by Charnay of Oxshott there are extensive granite working surfaces with matching island unit. There is an array of integrated appliances by Neff including combination microwave, two electric fan ovens, steam oven, two separate fridge/freezers with ice maker, dishwasher, wine cooler and Quooker hot water tap. Connecting with the Kitchen is a separate spacious Utility Room which also has it's own door Outside.

Flexibility of living is offered with the Master Bedroom and En Suite, two Bedrooms and a Family Bathroom at first floor whilst a fourth Bedroom with En Suite can be found on the ground floor. The 4th Bedroom enjoys French doors out to its' own private garden. Overlooking the rear Garden is the Family Room and this being

next to the 4th Bedroom offers the opportunity, if desired, of creating within this area a self contained 'annexe.

Externally, there is gated off road parking to the front plus additional access to further gated parking and triple garaging to the rear.

The magnificent walled Rear Garden enjoys a sunny westerly aspect and is attractively landscaped to comprises extensive patio area, lawn, flower beds, fruit trees and greenhouse.



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Situation

Headley Court Barn is situated in the sought after and charming parish of Headley.

Headley Village has retained its' rural charm and is served by a Parish Church, Post Office/Village store and The Cock public house.

Headley is surrounded by Green Belt land, much of which is National Trust owned including the renowned Headley Heath. There is access to extensive public footpaths and bridleways being ideal for those who enjoy outdoor country pursuits including horse riding. At nearby Epsom Downs the famous Derby is held.

There are numerous golf clubs nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at

Epsom, the championship course at Walton Heath in Tadworth and Beaverbrook luxury Country House with its members only private golf course at Leatherhead.

Despite its rural atmosphere, Headley remains convenient being only a short distance from the commuter towns of Dorking, Epsom and Ashted Village where stations provide regular train services to London.

In the vicinity there are a wide range of both state and private schools for all ages including City of London Freeman's School at Ashted, St. John's School in Leatherhead, Box Hill School at Mickleham and Epsom College.

Directions

Leave Leatherhead via the Epsom Road towards Ashted.

Turn right at the 'Knoll roundabout' onto the A24 signposted Dorking. After about 500 yards turn left into the Headley Road signposted Headley Court.

Pass by Headley Court and just after the brick wall finishes there is a mini roundabout.

Turn right at the mini roundabout into the private driveway serving Headley Court Barn (and just four other properties). Follow the driveway around to the right and Headley Court Barn will be found along on the left.

Viewing strictly by appointment only




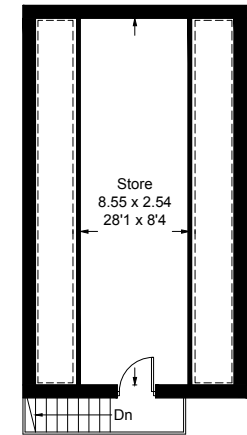
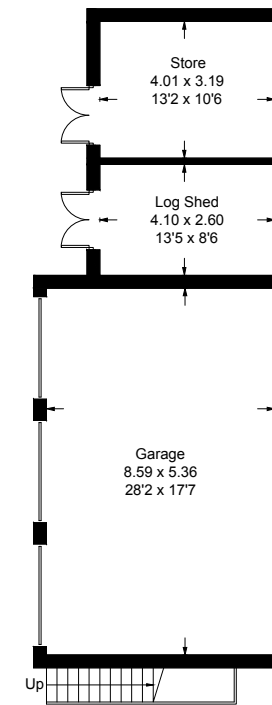
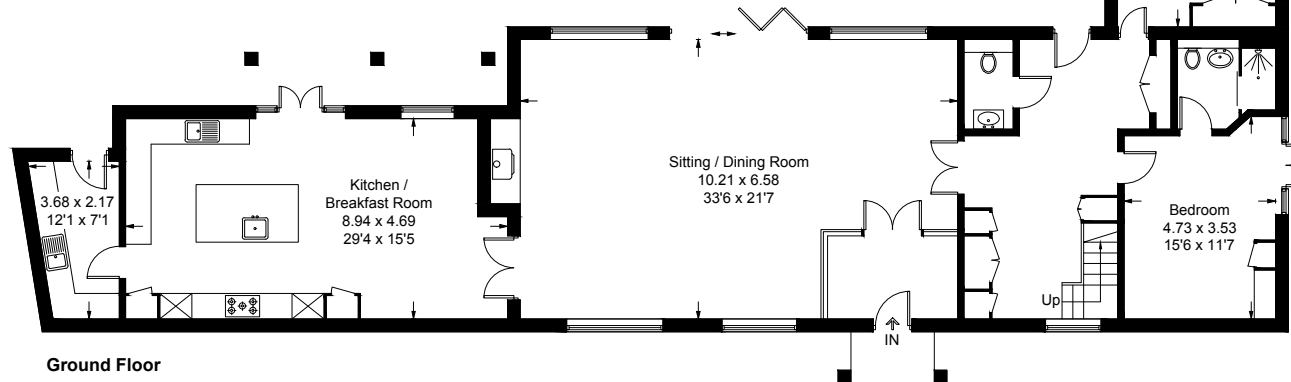
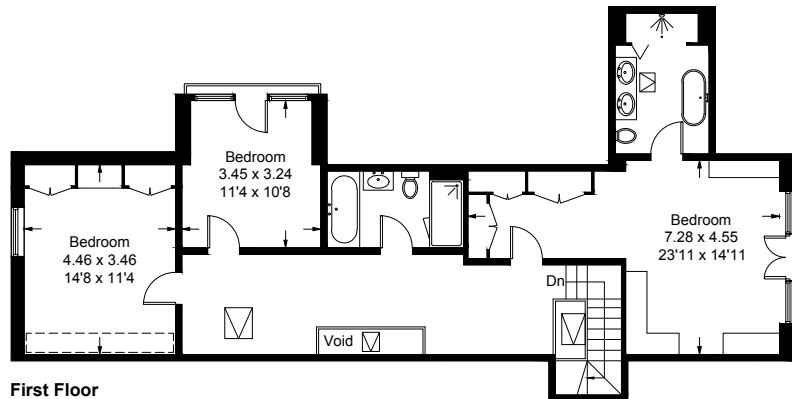






Approximate Gross Internal Area = 276 sq m / 2971 sq ft
(Excluding Void)
Garage = 112.2 sq m / 1208 sq ft
Total = 388.2 sq m / 4179 sq ft

 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID901013)
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