



In the heart of the Surrey Downs countryside

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)



**Hurst Road  
Headley  
KT18 6DT**

London 19 miles  
Epsom 4 miles Tadworth 2 miles  
London by rail 36 mins from Epsom, 45 mins from Tadworth  
M25 (Junction 9) 3 miles

Encompassed by glorious Surrey Downs countryside, this beautiful converted barn enjoys rural views whilst also offering remarkable accessibility.

A charming and impressive family home with great character and modern luxuries, also ideal for working at home and entertaining friends.

**Offers Invited in excess of £1.5 million**

View by appointment please, exclusively through  
Richard Saunders and Company  
Telephone 01737 360000

[kingswood@richardsaunders.co.uk](mailto:kingswood@richardsaunders.co.uk)



- Reception Hall ■ 43' Vaulted Sitting Room - Dining Room with fireplace
- Kitchen – Breakfast Room ■ Family Room
- 4 Bedrooms, Dressing Room and 3 Bathrooms including Principal and Second Suites
- Extensive Parking ■ Garden Store
- Secluded Gardens with large Terrace ■ In all, around 0.47 Acre





A substantial mid-Victorian barn, re-imagined and re-purposed to create a spacious home of tremendous character and warmth and yet featuring a versatile and practical layout and many modern luxuries throughout.

Its classic, timber-clad design and oak-framed construction has been retained whilst having been fully refurbished, extensively insulated and beautifully appointed to a high standard. The impressive interior features a wealth of exposed oak joinery including many reclaimed antique beams.

The stunning vaulted main reception room has a stone fireplace and full-height windows and doors to a large terrace, ideal for outside living and entertaining family and friends or perhaps just enjoying the beautiful views. A stylish, bespoke fitted kitchen with Aga and open-plan family room create a further relaxed living area. A more private mezzanine Study offers space to work at home and the four bedrooms are served by three luxury bathrooms and the principal suite also includes a vaulted bedroom and dressing room.

The house is encompassed by private gardens with a generous parking area to the front and far-reaching views over fields to the rear.





Backing onto fields in the heart of Surrey Downs countryside, the property enjoys rural tranquillity, whilst offering remarkable accessibility.

Within a short drive, Tadworth Station offers frequent services to London Bridge and Victoria with faster services to London Waterloo from Epsom, some 4 miles away. London's M25 motorway can be accessed at nearby Leatherhead (Junction 9), bringing both Heathrow and Gatwick airports and the coastal ports within easy reach.

The pretty villages of Walton on the Hill, Headley and Tadworth are all just moments away and offer local shopping, cafes, pubs and restaurants whilst the main towns of Epsom, Reigate and Dorking are just a few miles further.

Some of Surrey's finest schools are available locally including Epsom College, Rosebery, City of London Freeman's, Chinthurst, St Christophers and Walton on the Hill Primary.

The area has much to offer for sport, leisure and cultural pursuits such as the RAC Woodcote Park Golf and Country Club, Epsom Downs racecourse, cinema and theatre at Epsom, local sports clubs and gyms and very many restaurants and pubs. There is also abundant open countryside for the equestrian or walkers including Walton Heath, Headley Heath and the nearby Centenary Wood.





The many features of this fine home include:

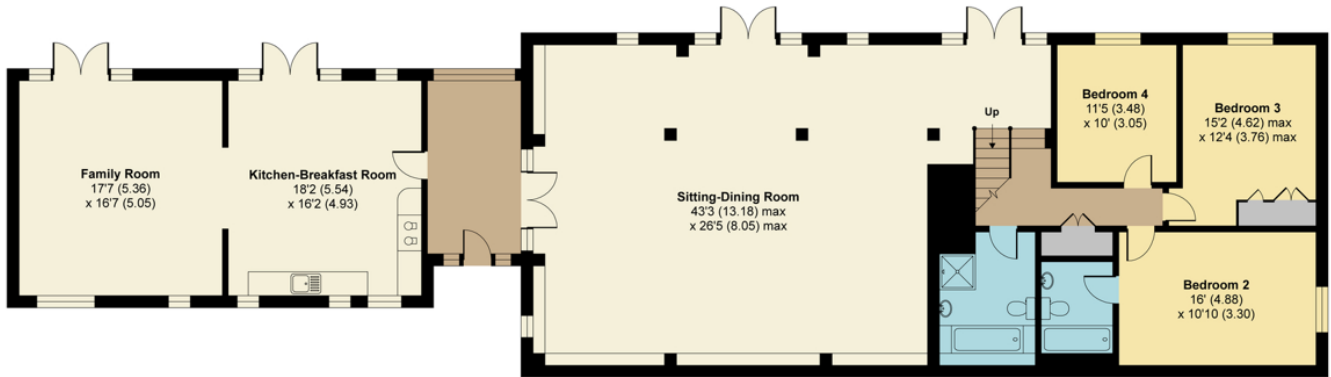
- Impressive, 43' main Reception Room with stone fireplace and full-height windows and doors
- Bespoke, handmade farmhouse style Kitchen with Aga stove
- Vaulted Principal Bedroom with Dressing Room and ensuite Bathroom and Shower
- Wealth of character features such as oak beams, Norfolk-latch oak doors and stone-tiled and solid oak floors
- Stunning views over farmland to the front and rear
- Double Glazed Windows and Underfloor Heating
- Sweeping Driveway to an extensive Parking Area
- Level and secluded Gardens with large Terrace
- Rural yet accessible location

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: G

Services: Oil-fired Central Heating, Mains Electricity, Septic Tank Drainage



GROUND FLOOR



Video Tour Available

**TOTAL FLOOR AREA**  
**3134 SQ FT / 291.1 SQ**  
**M approx.**



FIRST FLOOR



**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



