



**£725,000** OFFERS OVER

Nut Ash Lane, Headley, Epsom



- Charming Period Cottage in a sought after village location.
- Kitchen and separate utility room with ample space to modernise
- Double Garage and a separate workshop
- Three Bedrooms
- Large Family bathroom
- Potential to extend subject to STPP
- Two Reception rooms with Feature fireplace and log burners
- Large South facing front garden
- Located in the beautiful village of Headley a Surrey Hills Area of Outstanding Natural Beauty

## Nut Ash Lane, Headley, Epsom, KT18

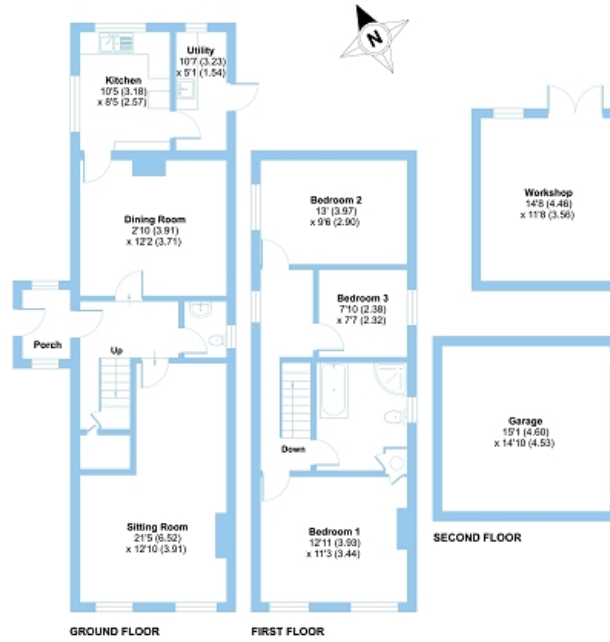
Approximate Area = 1224 sq ft / 113.7 sq m

Garage = 224 sq ft / 20.8 sq m

Outbuilding = 171 sq ft / 15.8 sq m

Total = 1619 sq ft / 150.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © redroom 2023. Produced for Johnson's Independent Property Agents. REF: 1200733

**\*Open Day Saturday 31st May by Appointment Only\*** Johnson's are pleased to offer to the market this secluded 3-bedroom period cottage located within the beautiful village of Headley in a Surrey Hills Area of Outstanding Natural Beauty. This unique property is in a desirable village location, available for the first time in over 40 years, offers a unique chance to own a charming period home in lovely private grounds with potential for modernization and extension (STPP). Early bookings are highly recommended to secure a space on the Open Day 31st of May, to truly appreciate the space and potential that this property boasts.

