STONEWATER

HEADLEY COURT

Headley, Surrey KT22 8QW

2 bedroom house with private garden and allocated parking

AVAILABLE TO RESERVE OFF PLAN



P8222

HEADLEY COURT

Headley, Surrey KT22 8QW

Stonewater, in partnership with Elivia Homes, presents this, **two-bedroom semi-detached house for shared ownership** at Headley Court, Headley in Surrey. The ground floor of the home offers a spacious kitchen/dining room at the back which leads on to a private rear garden, a separate living room at the front and a useful cloakroom with WC and hand basin. Upstairs are two good-sized double bedrooms and a contemporary style family bathroom. This home benefits from allocated off-street parking, air-source heat pump, EV charging point and double glazed windows.

The development is set within 17 acres of picturesque land bordering the historic village of Headley in the North Downs of Surrey. Headley is home to a tearoom and a village store ideal for everyday needs which is less than 20 minutes' walk from the development. A wider range of shops and supermarkets can be found in nearby Leatherhead.

The National Trust's Headley Heath is a 10-minute bike ride away. This expansive area of woodland boasts a network of walking, cycling and bridal paths. Box Hill, another National Trust owned area of outstanding natural beauty, is 16 minutes away by car. For golfers the popular Tyrells Wood Golf Club is just two minutes' drive from the development.

Headley Court is ideally located close to some of the region's best performing schools. Walton-on-the-Hill Primary School, 2.2 miles away, and Therfield School for 11 – 18-year-olds, 4.1 miles away, are both rated 'Good' by Ofsted. St Andrew's Catholic School (11-18 years) is just 3.5 miles away and rated 'Outstanding' by Ofsted.

With Epsom and Leatherhead railway stations both just a short drive away, residents at Headley Court benefit from swift connections into London. Epsom to London Waterloo takes 40 minutes; Leatherhead to Waterloo is a 45-minute train journey. For travel further afield Gatwick and Heathrow airports are both less than an hour away. Travel links by car are excellent with the nearby M25 linking direct to the entire UK motorway network.

TRAVEL DISTANCES

- Tyrells Wood Golf Club 0.2 miles
- Headley Village Store and Tearoom 1.2 miles
- Headley Heath 1.8 miles
- Leatherhead 2.7 miles
- Epsom 5.4 miles
- Dorking 6.7 miles
- Box Hill 9 miles
- Kingston-upon-Thames 10.5 miles
- Gatwick Airport 14.6 miles
- Guildford 17.5 miles
- Heathrow Airport 23.9 miles

SITE PLAN


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Oyster Wood Close
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PLOT 65

11 Oyster Wood Close, Leatherhead, Surrey KT22 8FN



Please note that computer generated images are representative of the house type and not necessarily the specified plot as some details and materials may vary.

2 bed semi-detached house

Off-road parking for 2 cars
Rear garden
Downstairs WC

£208,000 for a 40% share

Open Market Value: **£520,000**
Monthly Rent: **£715.00**
Service Charge: **£74.91** per month



Ground floor

Kitchen / Dining
4.63m x 3.24m (15'1" x 10'6")

Living Room
3.64m x 3.62m (11'9" x 11'8")

First floor

Bedroom 1
4.63m x 3.27m (15'1" x 10'7")

Bedroom 2
4.63m x 3.35m (15'1" x 10'9")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. Specification subject to change. All room dimensions are approximate and are for general guidance only.

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Eligibility criteria

Please note that a local connection to the district of Mole Valley is required for applicants. The local connections are as follows:

- Current residence in the district and this residence having lasted for a minimum of 2 consecutive years, OR
- Paid employment within the district for more than 16 hours per week for the last 2 consecutive years, OR
- Close family living in the district (defined as parents; adult siblings or adult children who have lived in the area consecutively for the last five years
- The purchaser is (or, in the case of a joint purchase, at least one of the joint purchasers is) an Armed Service Member or otherwise exempt from the local connection criteria under the Council's allocations policy.

Local connection will not apply in the case of care leavers or those households fleeing domestic abuse where their originating authority area is not safe.

Applicants should not have a salary and/or savings which they are able to use to purchase a property on the open market.

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Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

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