

# TWO BEDROOM COTTAGE

**1 The Stables, Plot M09. Audley Headley Court,  
Headley, Epsom, Surrey KT18 6JW  
01372 662 995**

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## Property specifications:

- Main bedroom with en suite shower room and built-in wardrobes
  - Bathroom and en suite fitted with elegant white Villeroy & Boch sanitaryware
  - Balcony from living room with steps down to the south lawn
  - Second double bedroom
  - Additional WC
  - Hallway storage
  - Membership to the Audley Club
  - Restored property
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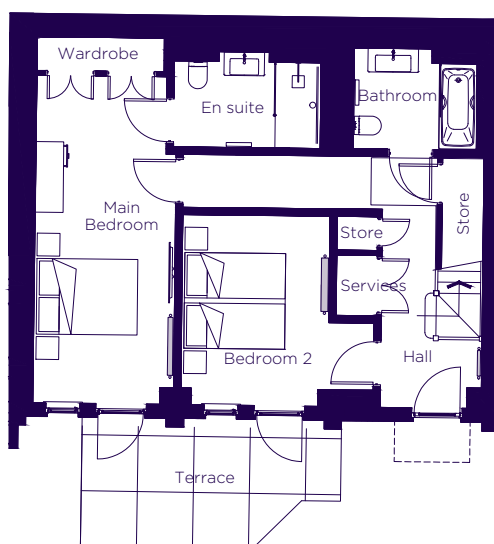
Please see the village brochure and key facts for further information.



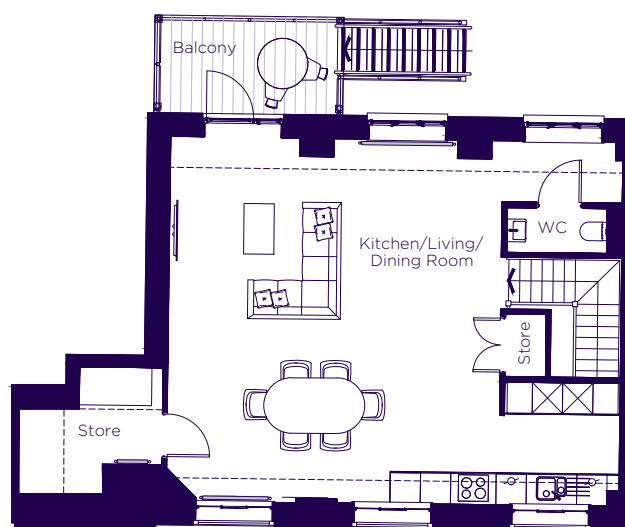
Images for illustration purposes only.

# THE LAYOUT

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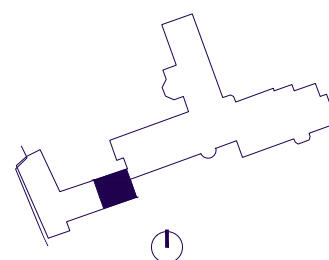


Ground Floor



First Floor

Internal Measurements	Metric (m)	Imperial (ft)
Kitchen/Living/Dining Room	7.24 x 6.59	23'9" x 21'7"
Main Bedroom	6.50 x 2.79	21'4" x 9'2"
Bedroom 2	3.44 x 2.93	11'3" x 9'7"
Terrace (approx)	5.15 x 2.40	16'11" x 7'10"
Balcony (approx)	3.51 x 1.82	11'06" x 5'11"
Total Sq. Ft.		1,448



These floorplans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. Sq. Ft. is correct at time of print, and subject to 5% change during build. All details should be checked at the Sales Office.