



39, Ralliwood Road, Ashted, Surrey KT21 1DD

£1,995,000 Freehold

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- Substantial detached family house
- Accommodation arranged over three floors
- Four good sized reception rooms
- Stunning kitchen/breakfast room
- Six bedrooms & five luxury bathroom suites
- Grounds of just over of half an acre
- Outstanding views over open pasture
- Sought after private road
- Walk to City of London Freeman's School
- Council tax band G and EPC Rating C

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The Property

Situated in one of Ashted's most desirable residential roads in an elevated position overlooking pasture land to the rear is this impressive detached family house, offering a wealth of reception space throughout including an impressive kitchen/breakfast room which opens onto a delightful terrace with outstanding picturesque views.

The front door opens onto a spacious double height ceiling reception hall with extensive glazing, delightful views to the rear and a handy cloakroom off. The kitchen has been thoughtfully designed offering sleek and well designed cupboard storage, ample worktops, appliances, an impressive island workstation and a useful utility room off. Bi-fold doors from the dining area of the kitchen open onto superb raised terrace which overlooks the garden makes for an ideal entertaining space for friends and family. The sitting room which also overlooks the rear also benefits from bi-fold doors and the reception space is further complemented by a family room and study which both overlook the front.

A rising staircase leads to the first floor landing with four good sized bedrooms. The master bedroom with views to the rear boasts a fabulous balcony, enviable dressing room and luxury en-suite. Three further double bedrooms also benefit from en-suite facilities. Two further bedrooms on the second floor with a further bathroom would make an ideal au-pair or teenager suite.

Outside the front of the property benefits from a sweeping carriage driveway providing ample forecourt parking facilities which lead to a double garage. The rear garden has been thoughtfully designed and includes a raised terrace which takes advantage of outstanding views that overlook pasture and stud land. The rear garden (128' deep) is mainly laid to lawn but benefits from a further seating area and a rainwater harvester for irrigation to all beds and borders. In all the grounds extend to some 0.525 acres.



Situation

Located in a highly sought after setting on the south of Ashted village and The City Of London Freeman's School. Acres of open green belt and National Trust land are also within easy reach on the nearby Epsom Downs and Headley Heath providing ideal facilities for the walking, riding and cycling enthusiasts. Ashted Village is within walking distance and has a wide range of specialist local shops, choice of restaurants and cafes. Ashted Station provides fast and frequent services to Waterloo (41mins) and Victoria.

There is also a further excellent choice of schooling both in the state and private sector nearby including the 'Outstanding' St Giles Primary School, City of London Freeman's School and St. Andrews on the Ashted border.

Both Epsom and Leatherhead town centres are within a few miles providing more comprehensive shops, multiplex cinema, theatre, gyms and sports clubs. The RAC Golf and Country Club is within easy reach of this property as is Tyrrell's Wood Golf Club.

Junction 9 of the M25 is within two miles of Ashted linking Heathrow, Gatwick airports and the national motorway network.
PGA1413 050517



Ralliwood Road, Ashted

Approximate Gross Internal Area = 496.4 sq m / 5343 sq ft
(Including Garage / Excluding Void)



Reduced headroom below 1.5m / 5ft



Second Floor



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 175960

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.