



**The Garden House**, Park Lane, Ashted, Surrey KT21 1EJ

**£1,195,000 Freehold**



# The Garden House, Park Lane, Ashted, Surrey KT21 1EJ



- Contemporary chalet style house
- Split level accommodation
- Further potential (subject to planning)
- Four/Five reception rooms
- Three/Four Bedrooms
- Three bathroom suites
- Garaging and forecourt parking
- Delightful sunny & mature gardens
- Plot extending to 0.426 of an acre
- Walk to The City of London Freeman's
- Easy access for local village shops
- Council tax band G and EPC Rating D

**Tudor House, 66 The Street, Ashted  
Surrey KT21 1AW**  
**01372 271880**  
**[ashted@patrickgardner.com](mailto:ashted@patrickgardner.com)**  
**[www.patrickgardner.com](http://www.patrickgardner.com)**

## The Property

Located within a private branch of one of Ashted's most prestigious roads, just a short walk away from The City of London Freeman's School is this contemporary designed chalet style house, totalling approximately 3197sq ft, offers a wealth of open plan split level living space. The property represents a super opportunity to extend and update to one's own specification, subject to the usual local authority consents being obtained, to create a large modern family home in an ideal location.

From a large storm porch, the front door opens onto a bright, spacious reception hall with archways to the living and dining areas whilst doors lead to the cloakroom and the basement room. The generously proportioned light and airy sitting room is accessed via open steps down from the reception hall and features a contemporary focal point fireplace and an impressive picture window overlooking the inviting garden. The kitchen/breakfast room is off a good sized open plan dining room and offers plenty of fitted wall and base cupboards, space for appliances and further benefits from a separate utility room. A study/bedroom 4 complement this part of the reception space.

A short flight of steps lead up to a delightful family room which also overlooks the rear garden. From here a large guest suite features a walk-in wardrobe with en-suite bathroom and a further double bedroom with built in storage, served by the family bathroom.

From the entrance hallway, an open staircase leads to an incredibly spacious first floor master bedroom suite with en-suite bathroom, plenty of eves storage throughout and steps down leading to a good-sized dressing room, a space large enough to be turned into a further bedroom.

Outside. To the front of the property there is a neat lawn area with well stocked flowerbeds and two hardstanding's providing plenty of parking and a detached garage. The sunny rear garden is split level with a good sized main lawn area and shrub borders. To the rear is a useful kitchen garden (currently fallow) with a useful timber shed. The rear garden measures 96' deep by 110' wide and in all the plot extends to some 0.426 of an acre.

## Situation

Located off a private road on the southside of Ashted village and just a short walk of The City Of London Freeman's School. Acres of open green belt and National Trust land are close to hand including the nearby Epsom Downs and Headley Heath providing ideal facilities for the walking, riding and cycling enthusiasts.

Ashted Village is just a short walk away and provides a wide range of specialist local shops, choice of restaurants and cafes including the much-anticipated M&S foodhall (anticipated Dec 2017). For the commuter, Ashted Station provides plenty of 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 Infants and St. Andrews on the Ashted border.

Both Epsom and Leatherhead town centres are within a few miles providing more comprehensive shops, multi-plex 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.


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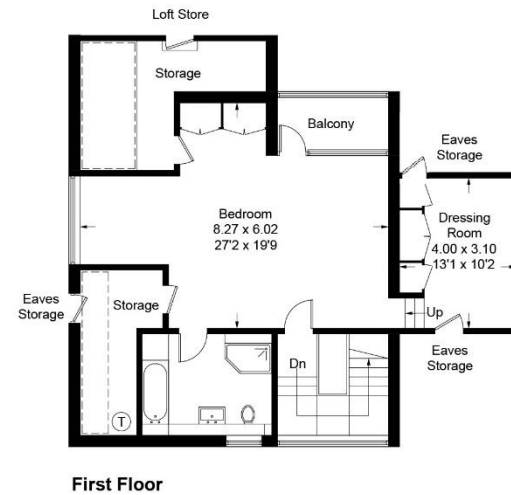






Approximate Gross Internal Area = 297 sq m / 3197 sq ft  
 Garage / Store = 23.2 sq m / 250 sq ft  
 Basement = 12.1 sq m / 130 sq ft  
 Total = 332.3 sq m / 3577 sq ft

 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID341102)

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