



 **patrick
gardner**
RESIDENTIAL

Stonecroft, Plot 1, Harriotts Close, Ashted, Surrey, KT21 2QL

Freehold £1,285,000

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- Brand new home with 10 year NHBC guarantee
- Sought after 'Lanes' location
- CAT 6 cabling for all media requirements
- Accommodation totalling approx 2850sqft
- Kitchen/breakfast/dining room & Utility
- Two further reception rooms & cloakroom
- Three en suite bedrooms
- Two further bedrooms
- Built in storage in all bedrooms
- Rear garden extending to over 140ft
- Garage and forecourt parking
- Council Tax Band TBC & PEPC Rating B



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Description Approached via a sweeping driveway laid with Cotswold stone chippings, Stonecroft commands an impressive position. The accommodation comprises: - a covered storm porch leads through to an entrance hall with a useful cloakroom and cloaks cupboard off. The ground floor accommodation benefits from under floor heating with digital controls in each room to suit everyone's preference. There are three good sized reception spaces in total comprising study, lounge and kitchen/breakfast room. The lounge enjoys views over a delightful rear garden and features a superb Esse woodburning stove- ideal for those cosy evenings, aluminium bifold doors and space saving recessed doors through to the kitchen/breakfast room. Overlooking the garden, the kitchen/breakfast room, by Wooden Heart of Weybridge, has been designed and installed with modern family living in mind with Silestone quartz worktops, a range of Siemens and Caple appliances, a centre island with feature lighting and bifold doors to match the lounge. Both kitchen and lounge also have handy USB charging points.

From the hallway, a rising staircase leads to the first floor landing, with accommodation comprising; master bedroom with en-suite bathroom and a walk in wardrobe, second bedroom with impressive en-suite bathroom and two further double bedrooms complimented by a family bathroom. All bathrooms feature Hudson Reed sanitary wear, Roper Rhodes taps/thermostatic showers and Johnsons porcelain and ceramic tiles. The bedrooms all contain built in wardrobes, radiators with thermostatic valves and cables/wiring for wall mounted TV's. The second floor features a further bedroom accompanied by an en-suite shower room and a separate loft room ideal for storage.

Outside, the rear garden enjoys a delightful sunny aspect making the Indian Sandstone terrace an ideal space for entertaining and al fresco dining in the summer months. External PIR sensor security lights, re-enforced front door and alarm system ensure a secure environment. The remainder of the garden is mainly laid to lawn with a good deal of seclusion from mature planted boundaries. In all the garden, extends to over 140ft. Gardening is made easier with external sockets and water supply. The front garden is lightly landscaped with access to integral garage featuring Novoferm insulated remote control sectional garage door.

Location Located in the favoured 'Lanes' area the property is within easy reach of Ashted's mainline station with services to London Waterloo (approx 41 minutes) and Victoria.

A key feature of Ashted Village life is the superb local schools nearby including Barnet Wood Infant School, St Peters, St Andrews, Downsend Preparatory School and The City of London Freeman's School to name but a few.

A number of independent retailers at Craddocks Parade and Barnett Wood Lane offer an excellent variety of shops including butchers, greengrocers and bakery. More comprehensive shopping facilities at Epsom and Leatherhead nearby can be found.

Located just a short walk away is a wealth of open greenbelt countryside, ideal for country pursuits including mountain biking and walking. A further choice of recreational pursuits nearby include Ashted Squash and Tennis Club, Ashted cricket and football clubs.

