



2, Craddocks Close, Ashted, Surrey, KT21 1AF

£1,075,000 Freehold

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- Elegantly presented home throughout
- Underfloor heating
- 3 reception rooms + modern conservatory
- Kitchen breakfast room
- Utility room
- Recently refitted cloakroom
- 5 bedrooms
- 2 en suites + family bathroom
- Integral double garage + forecourt parking
- Landscaped well screened garden
- Vendor suited
- Council tax band: G and EPC Rating: D



**Tudor House, 66 The Street, Ashted
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The Property

Situated in a friendly private cul-de-sac location, this much loved bright and spacious home is offered in immaculate condition. Being only a short distance from both shops, a range of desirable and well-regarded schools, Ashted's mainline station and the countryside we feel this home would offer its buyer an enviable idyllic home.

From the private cul-de-sac the property is approached via a paved path across a beautifully landscaped front garden to a storm porch and the front door. Opening into an enticingly bright, spacious, underfloor heated and well-presented hallway, all main reception rooms, cloakroom and integral garage are accessed there from. The inviting living room is a spacious dual aspect room smartly decorated and featuring a tasteful central gas coal effect fireplace, inset ceiling speakers and French doors to the modern conservatory/dining room with its panoramic views to the well maintained garden. To the front of the property, reception room two is located. Currently used as a playroom, this room would lend itself to being used as a roomy study. The third reception room is set up as a T.V/cinema room and enjoys a peaceful rear aspect overlooking the garden. The kitchen breakfast room is superbly fitted with an indulgent range of wall, tall and base units housing a Neff double oven, microwave, induction hob with extractor over and dishwasher. The well-appointed utility room is off the kitchen and comprises of further wall and base units and handy door to the garden whilst having space for both washing machine and tumble dryer. A recently refitted cloakroom and two storage cupboards complete the ground floor accommodation.

A turning staircase leads to an elegant galleried landing with doors to all five double bedrooms the airing cupboard loft access and the spacious family bathroom. The master bedroom suite includes ample built in wardrobes and an indulgent four-piece bathroom & shower room with built in storage. Bedroom two also enjoys a recently refitted en suite shower room.

Outside the landscape south westly facing well screened garden doesn't disappoint with it's practically sized patio and second feature patio to the rear framed by mature borders. Access to the front of the property is found via a side gate leading to the double integral garage & parking.

Situation

The property is located within easy walking distance of excellent local shops, bus routes and Ashted's mainline station with services to London Waterloo (40mins approx.) and Victoria. The area abounds in a wealth of open unspoilt countryside close to hand, much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

Highly regarded local schools both state and private can be found within walking distance including the 'Outstanding' Barnett Wood Infant School, Rosebery School for Girls and The Greville. Ashted Village shops and amenities are within easy walking distance and provide a good range of independent retailers including a good choice of butchers, greengrocers, bakers, cafés and restaurants.

Both the larger towns of Epsom and Leatherhead are a few miles distant in either direction and provide more comprehensive shopping facilities. A choice of recreational pursuits nearby include Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club.

PGA 1440 220917





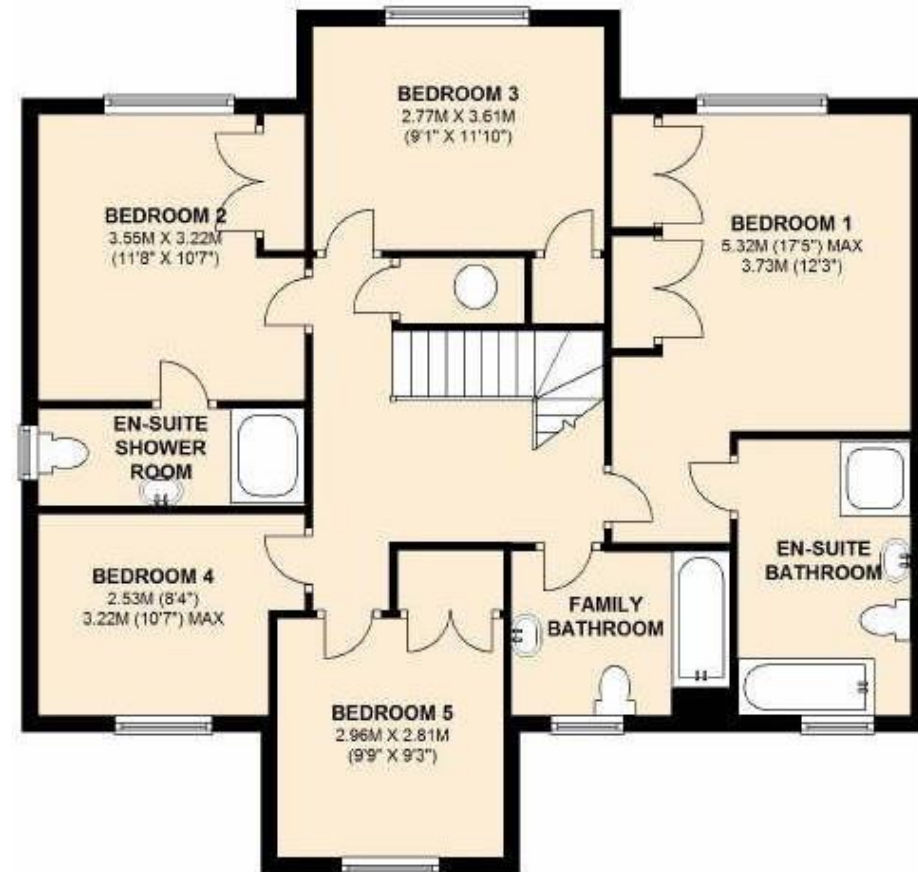
GROUND FLOOR

APPROX. 124.3 SQ. METRES (1338.1 SQ. FEET)



FIRST FLOOR

APPROX. 85.5 SQ. METRES (920.0 SQ. FEET)



TOTAL AREA: APPROX. 209.8 SQ. METRES (2258.1 SQ. FEET)