



The Warren, Ashtead, Surrey, KT21

£5500.00 Per Month (Unfurnished)

Kitchen/Breakfast Room, Drawing Room, Dining Room, Family Room, Study Area, Master Suite, Ensuite Shower Room, Guest Suite, Ensuite Bathroom, 3 Further Bedrooms, Family Bathroom, Double Garage.



Description

A 5 bedroom detached character family home located on a prestigious private estate in Ashtead. This family home offers a wealth of original character features yet has been lovingly modernised with modern bathrooms and kitchen. The heart of this period house is the large kitchen/breakfast room perfect for family life.

Situation

Ashtead town centre provides a range of supermarkets, as well as traditional independent shops, cafe-bars, pubs and restaurants. Beyond the Ashtead woods there are areas of outstanding natural beauty including Box Hill, Ranmore Common and other locations, as well as wonderful areas for walking and exploration. Epsom is also well situated for commuting, with junctions 8 and 9 of the M25 only minutes away, offering rapid access to both Heathrow and Gatwick Airports. From Epsom railway station, there's a regular train service to London Victoria, Waterloo and London Bridge.

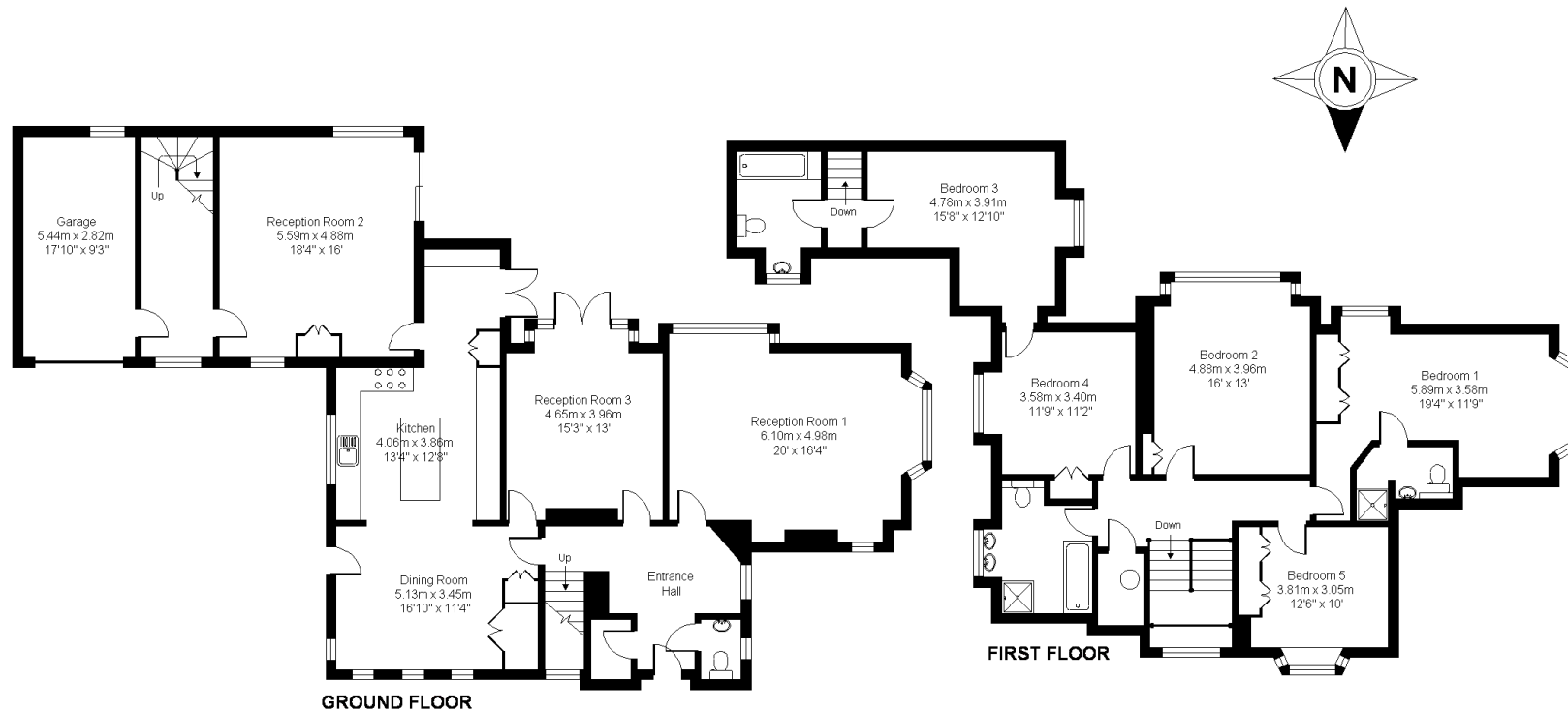
Outside

The property is approached from a sweeping driveway with plenty of parking and a double garage. The house is set within approx 1 acre with

mature south facing garden, lawn, terrace, courtyard and a tennis court.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	44	54	(39-54) E
(21-36) F			(21-36) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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APPROX. GROSS INTERNAL FLOOR AREA 3114 SQ FT 289.3 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hamptons and no guarantee as to their operating ability or their efficiency can be given.

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For clarification, we wish to inform prospective purchasers or tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Viewing strictly by appointment only.

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