



Chantrey Close, Ashted

The **PERSONAL** Agent

Asking Price

£1,100,000

Freehold

- Heart of the favoured 'Lanes area'
- 2044 Sq. Ft detached family home
- Rarely available & sought after cul de sac
- Cleverly extended & beautifully presented
- Three reception rooms
- Stunning kitchen/dining/family room
- Utility room & downstairs cloakroom
- Four bedrooms with ample fitted storage
- Ensuite shower room & main bathroom
- Large driveway, garage & great garden

A fantastic opportunity to acquire this detached family home situated within a rarely available residential cul de sac in the heart of the sought after and favoured 'Lanes' area. The property enjoys easy access to Ashted village high street, the railway station and is in the catchment area for many outstanding local schools.

This cleverly extended home offers generous and flexible accommodation, with an impressive layout that is perfect for entertaining, social occasions and most importantly, day to day family life. In short, the property itself mirrors the superb location. The current owners have updated and extended the property to create this impressive yet charming family home that still provides plenty of opportunity to place your own stamp on it or even extend further if required.

Walking around the property the excellent presentation and high standard of finish is immediately evident with stylish yet traditional design touches completing this well balanced family residence.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with accommodation that flows perfectly



and makes the most of the natural light. The property benefits from three great reception rooms, so there's ample flexible space but the real star of the show is the kitchen/dining/family room, which is just an incredible space within its own right.

The ground floor is completed by a utility room and downstairs cloakroom whilst the impressive accommodation continues upstairs with the principal bedroom and updated ensuite shower room, three further well proportioned double bedrooms all of which enjoy built-in wardrobes and a family bathroom.

The outside of the property doesn't disappoint either with a generous 50ft frontage and recently replaced driveway with parking for several cars and an EV charging point, a well maintained rear garden that provides a secluded and private sanctuary that measures 50' x 52' and the attached double garage.

Here at The Personal Agent we cannot think of any similar properties that offer quite as much as this home does, balanced with such a quiet location but still so central to the centre of Ashted.

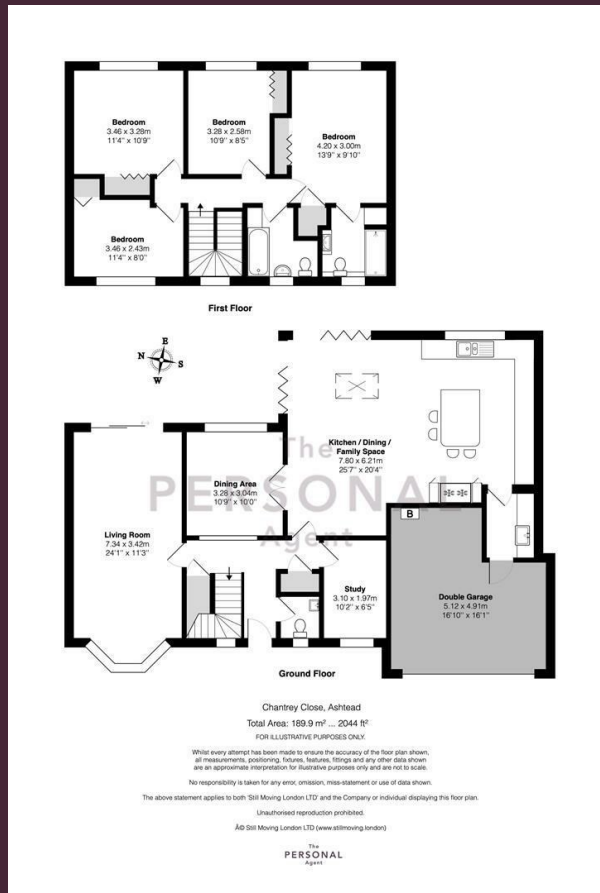
Chantrey Close is a sought after and rarely available cul-de-sac within the ever favoured Lanes area of Ashted Village, with practicality never far away including the High Street & Craddocks shopping parade which both provide a plethora of local amenities and are within walking distance.

There are several highly rated state schools, including St. Andrews, St. Peters, as well as several excellent independent schools - St John's, City of London Freeman's, Downsend and Epsom College. Ashted train station provides frequent services to London Waterloo, London Bridge and Victoria. London Heathrow and Gatwick Airports are also easily accessible via junction 9 (Leatherhead) on the M25.

Sole agent. Vendor suited.

Tenure - Freehold
Council tax band - G





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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