

Kennedys'

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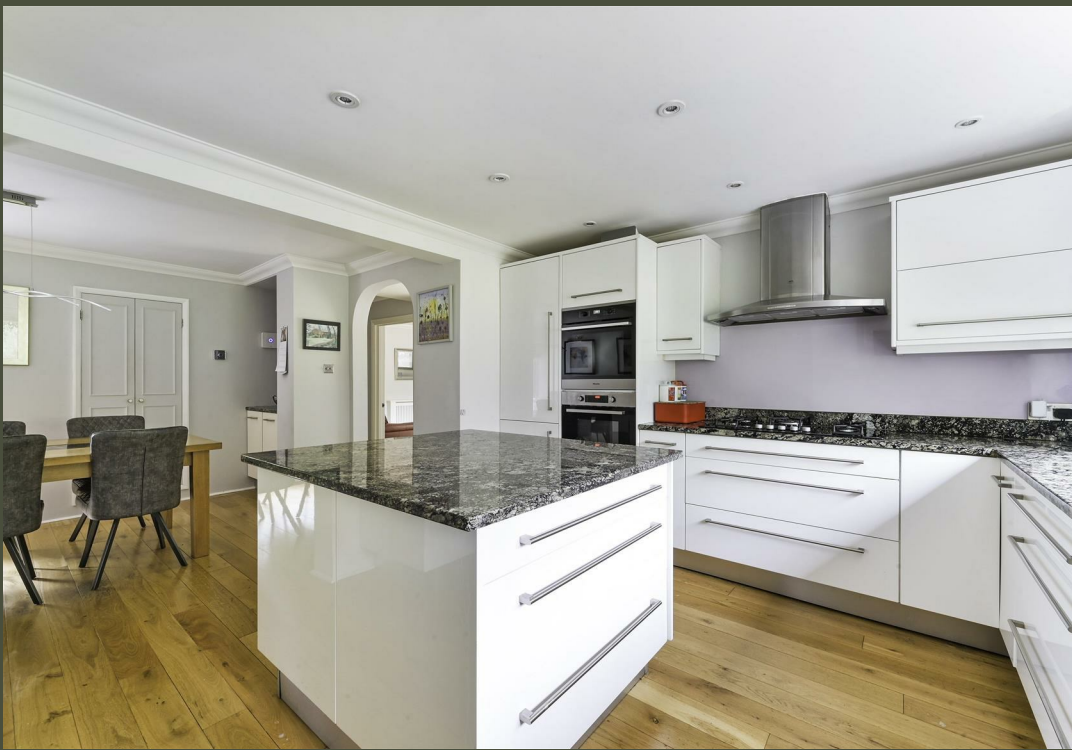
Timbershades
Ashurst Drive
Boxhill
KT20 7LS

Situated well back on its generous mature plot, this detached family home stands proud. Located on one of Boxhill's most desirable roads, the privacy and space provided by this wonderful property is becoming harder to find.

OIEO
£1,250,000



- Secluded detached family home
- Accommodation spread over 3100+ SQFT
- Principle bedroom with en-suite
- Situated within Boxhill, famous for its cycling and hiking opportunities
- Stunning location set back on a very generous herbaceous plot
- Detached double garage
- Home office
- *Viewings by appointment only*



PROPERTY DESCRIPTION

The bright and airy entrance hall with WC and cloaks cupboard leads to an open plan double aspect lounge with a wall of bespoke oak cupboards and shelves with an open feature fireplace. The sliding patio door opens onto a wooden deck and stunning well stocked front garden with an abundance of mature trees and pretty shrubs, perfect for enjoying drinks in the afternoon sun. The lounge opens to the home office/study, also benefiting from views of the beautiful front garden. Double doors lead to the family/playroom, which offers flexible modern day family requirements and access to the paved patio and rear garden beyond.

The contemporary white gloss kitchen offers plenty of floor and base units with granite worktops and a good range of integrated appliances to include; AEG 5 ring gas hob, AEG stainless hood, Miele oven, combination microwave/oven, Quooker hot water tap with under counter stainless sink. The kitchen opens to the dining area with a "Nigella style" built in pantry - by perfect storage solutions. The kitchen leads to a fully equipped utility room with access to rear garden and the one bedroom annex. The secondary living room is accessed via the kitchen, is triple aspect, and benefits from a staircase leading upstairs.

The upstairs accommodation is split between two sections, one side comprising master suite with fitted wardrobes and en-suite bathroom; enclosed corner bath with shower over, storage cupboard and vanity unit, and two further double bedrooms with fitted wardrobes. The eastern "wing" comprises two double bedrooms, a shower room, and a roof terrace commanding views out over the garden.

Timbershades is served by mains gas fired radiators, UPVC double glazing, enjoys solid oak flooring to the downstairs. The private rear garden is laid mainly to lawn with a paved patio area, green house, two wooden sheds and further shed to rear.

Box Hill is a quiet Surrey hamlet situated on the top of Box Hill between Dorking and Tadworth and whilst it benefits from quiet rural life it also enjoys the convenience of being on the edge of







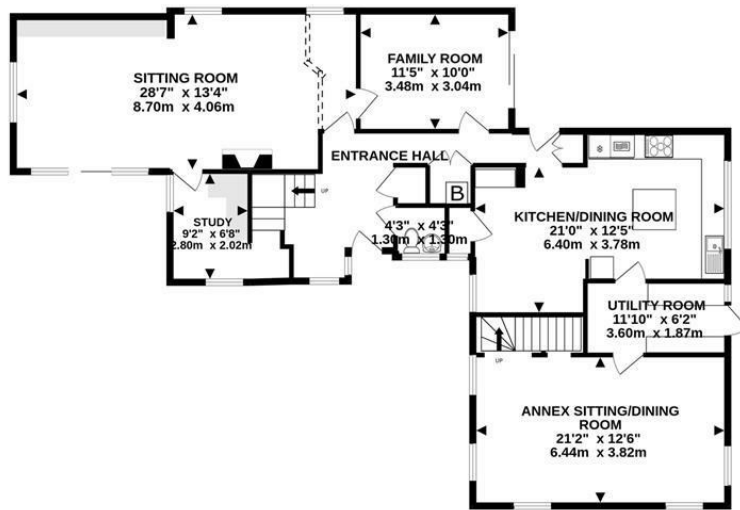


PROPERTY DESCRIPTION

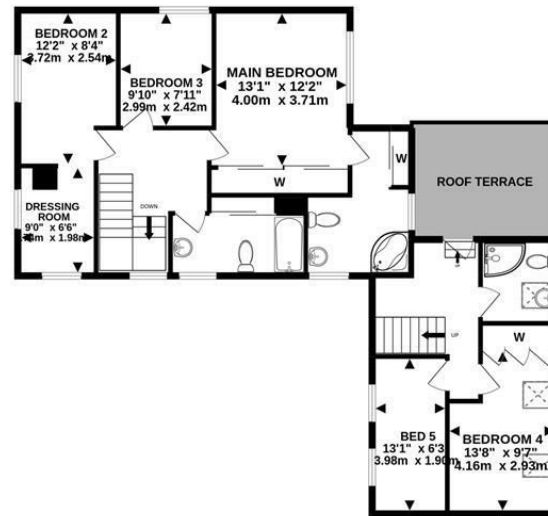
both villages and Towns all within several minutes' drive. Surrounded by extensive National Trust walks and situated within an Area of Outstanding Natural Beauty there are also many local riding stables whilst Tyrrells Wood, Beaverbrook Golf Club, Epsom RAC and Walton Heath golf courses are within a few miles. Headley is conveniently situated within easy reach of Junctions 8 and 9 of the M25 providing access to Gatwick and Heathrow. There are many outstanding schools in the area with Epsom College, St Johns school and City of London Freeman's school close by. Local amenities at Headley, and the neighbouring village of Walton on the Hill cater for day to day needs whilst more extensive shopping and recreational facilities can be found in the nearby towns of Leatherhead, Ashted, Dorking or Epsom, all of which offer mainline train services to London Victoria and Waterloo.

To view, please call the Kennedys' Sales team on 01737 817718.

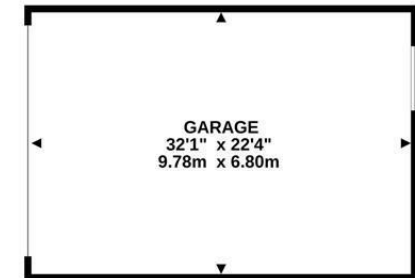
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GROUND FLOOR
1388 sq.ft. (128.9 sq.m.) approx.



1ST FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



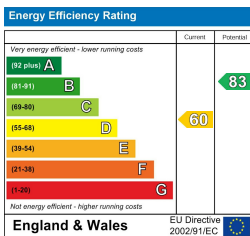
GARAGE
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 3108 sq.ft. (288.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Timbershades, Ashurst Drive

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

Tenure: Freehold
EPC: D
Council Tax Band: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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