

# Kennedys'

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22 Oaken Coppice,  
Ashted,  
KT21 1DL

It's a genuine privilege to present 22 Oaken Coppice to the open market; a substantial 4 bedroom, 3 bathroom, detached family home, built in the 1970's and subject to an extensive renovation project in recent years, creating something truly unique. Here you will find every comfort of a modern, low maintenance home, with tasteful mid-century styling cues and personality throughout. A large south facing plot and close proximity to the sought after City of London Freeman's school make this a rare find indeed.

£1,875,000



4



4



3



6+



- Stunning detached family home
- 3 Bathrooms
- Double Garage
- two large garden studios perfect for a gym/ office / hangout
- Located on a private road just around the corner from City of London Freeman's school
- 4 Bedrooms
- Completely renovated throughout whilst maintaining its mid-century charm
- Completely re-landscaped south facing plot of over half an Acre
- Every modern comfort one could wish for
- No onward chain







# PROPERTY DESCRIPTION

The heart of the home is a superb kitchen, crafted by Oliver James. Framed in hardwood cabinetry and elegantly styled, it features top-tier appliances: a Fisher & Paykel induction hob with gas wok ring, Fisher and Paykel fridge freezer, built-in Neff dual ovens, combi microwave, coffee machine, a Quooker hot tap, wine fridge; all designed to elevate everyday living and effortless entertaining. This space connects seamlessly with the dining room and onto a broad patio, perfect for sociable summer evenings.

The main sitting room spans over 23 feet and opens directly to the south-facing garden, offering an impressive yet inviting space filled with natural light. A more informal snug and a generous utility room — created when the house was cleverly extended to join the double garage; provide flexible family space and practical flow. A formal reception hall, and W/C complete the ground floor.

Upstairs, four well-proportioned bedrooms include a generous main suite, along with two further doubles (both with en-suites) and a fourth bedroom currently fitted with a pull-down bed — ideal as a study or occasional guest room. The family bathroom is finished to a high standard with quality materials and fittings.

Outside, the half-acre plot has been completely re-landscaped, with a resin-bound carriage driveway to the front and a beautifully sculpted rear garden arranged over two level lawns and a large, sociable terrace. Two fully insulated outbuildings — a garden studio and gym — are powered and ideal for home working or leisure use, with atmospheric outdoor lighting completing the scene.

Ashted and the surrounding area are well-regarded for their excellent choice of schools. On the private side, you'll find several respected names including City of London Freeman's (right across the road), Downsend, Epsom College, St John's, Box Hill School, and Kingswood House. Local state schools are also well-supported, with options including St Andrew's (Catholic), St Giles C of E, and West Ashted Primary.

Ashted Village is nearby and offers a lovely mix of independent shops including a bakery, fishmongers,















# PROPERTY DESCRIPTION

florist and an organic greengrocer. You'll also find a local M&S and Co-op, a post office, two welcoming pubs, and a great selection of cafes and restaurants. Ashted station is around 1.5 miles away and provides direct train links into both London Waterloo and Victoria.

A few miles down the road, Epsom town centre delivers a broader shopping experience with The Ashley Centre, a range of high street stores, eateries, pubs, coffee shops and an Odeon cinema. Other neighbouring towns such as Cobham, Dorking, Guildford and Kingston are also within easy reach.

Nestled between Ashted and Epsom is the prestigious RAC Club at Woodcote Park, set within 350 acres of rolling countryside. It boasts two 18-hole golf courses, squash and tennis courts, a state-of-the-art gym, indoor pool, spa facilities, restaurants, bars and guest accommodation.

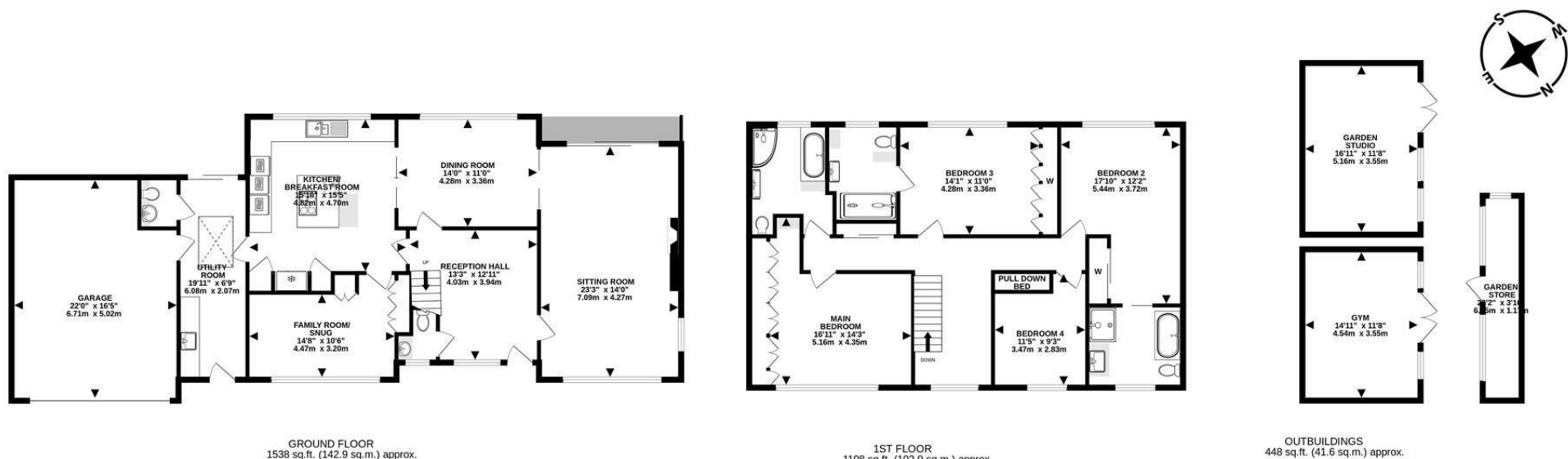
The renowned Beaverbrook Estate is also close by, offering a luxurious country house hotel, fine dining, spa, and its own golf course, all set in 470 acres of stunning Surrey countryside — perfect for a weekend escape.

For family days out, there are plenty of attractions within easy reach including Chessington World of Adventures, Hobbledown Farm and Bocketts Farm. The area is also ideal for outdoor pursuits, with miles of walking, riding and cycling routes through the scenic Surrey Hills, Headley Heath and Box Hill.

Commuters will appreciate the easy access to the M25 and A3, linking you to central London, Guildford, the South Coast and both Heathrow and Gatwick airports.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	77
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	62
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

**TOTAL FLOOR AREA : 3094 sq.ft. (287.4 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# 22, Oaken Coppice, Ashted

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

**TENURE:** Freehold  
**EPC RATING:** D  
**COUNCIL:** Mole Valley  
**TAX BAND:** G

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