



25 Oakfield Road, Ashted, Surrey, KT21 2RE

£1,395,000 Freehold

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- IMPOSING SIX BEDROOM EDWARDIAN VILLA
- FOUR GROUND FLOOR RECEPTION ROOMS
- FITTED KITCHEN BREAKFAST ROOM
- TWO BATHROOM SUITES
- FIRST FLOOR LAUNDRY ROOM
- WORK FROM HOME OFFICE SPACE
- FORECOURT PARKING & GARAGE
- EXTERNAL GARDEN/STORE ROOM
- WALK TO ASHTEAD STATION & SHOPS
- CLOSE TO SUPERB STATE & PRIVATE SCHOOLS

**Tudor House, 66 The Street
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The Property A fine example of an imposing Edwardian Villa (3391 sq ft in total) situated in one of Ashted's premier roads a short walk to Ashted's mainline station, independent retailers and excellent state and private schools nearby. The property boasts superb work from home space with a wealth of accommodation arranged over three floors making an ideal family home at the heart of Ashted Village.

An enclosed entrance porch and front door opens onto a welcoming reception room. The sitting room overlooks the front of the property, benefitting from a feature fireplace. The dining room to the rear makes a good entertaining space for guests with doors opening onto the garden. The ground floor reception space is further complemented by a useful playroom. To the rear, an inner lobby features a cloakroom, garden access and leads to the kitchen/breakfast room. The Kitchen benefits from plenty of worktop space for preparation, a good range of cupboards for storage and fitted appliances. The breakfast area offers ample room for a breakfast table and chairs with larder cupboard off.

The first floor offers a half landing, a convenient laundry room, family bathroom with a matching suite and a separate w.c. A good sized principal bedroom with wardrobes overlooks the front is complemented by three further good sized double bedrooms. A further staircase leads to a large home office space and two further double bedrooms which are served by a shower room and w.c.

Outside the property has an ample forecourt parking space leading to a garage and a large garden room/store room with plumbing to the rear. The property also benefits from a delightful rear garden laid to lawn with flower and shrub borders.

Situation The property is located in one of Ashted's most sought after and established residential roads within easy walking distance of Ashted's mainline station with services to London Waterloo, Victoria and London Bridge. Guildford and Dorking are easily accessed in the opposite direction.

There are also excellent local shopping facilities nearby including highly regarded independent retailers on The Street which include superb butcher's, greengrocers, bakers and popular cafes and restaurants to suit all tastes. More comprehensive shopping facilities are nearby in Epsom and Leatherhead.

The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt including Ashted and Epsom Nature Reserve providing open spaces for country walks, horse riding and cycling. Excellent first class schools both state and private can be found within walking distance including Barnett Wood Infant's, The City of London Freeman's, The Greville School along with Downsend and St.John's in Leatherhead.

A choice of recreational pursuits including Ashted Squash and Tennis Club, Ashted Cricket & Bowls Club, the RAC country club at Woodcote Park and Tyrrells Wood Golf Club are all within easy reach.

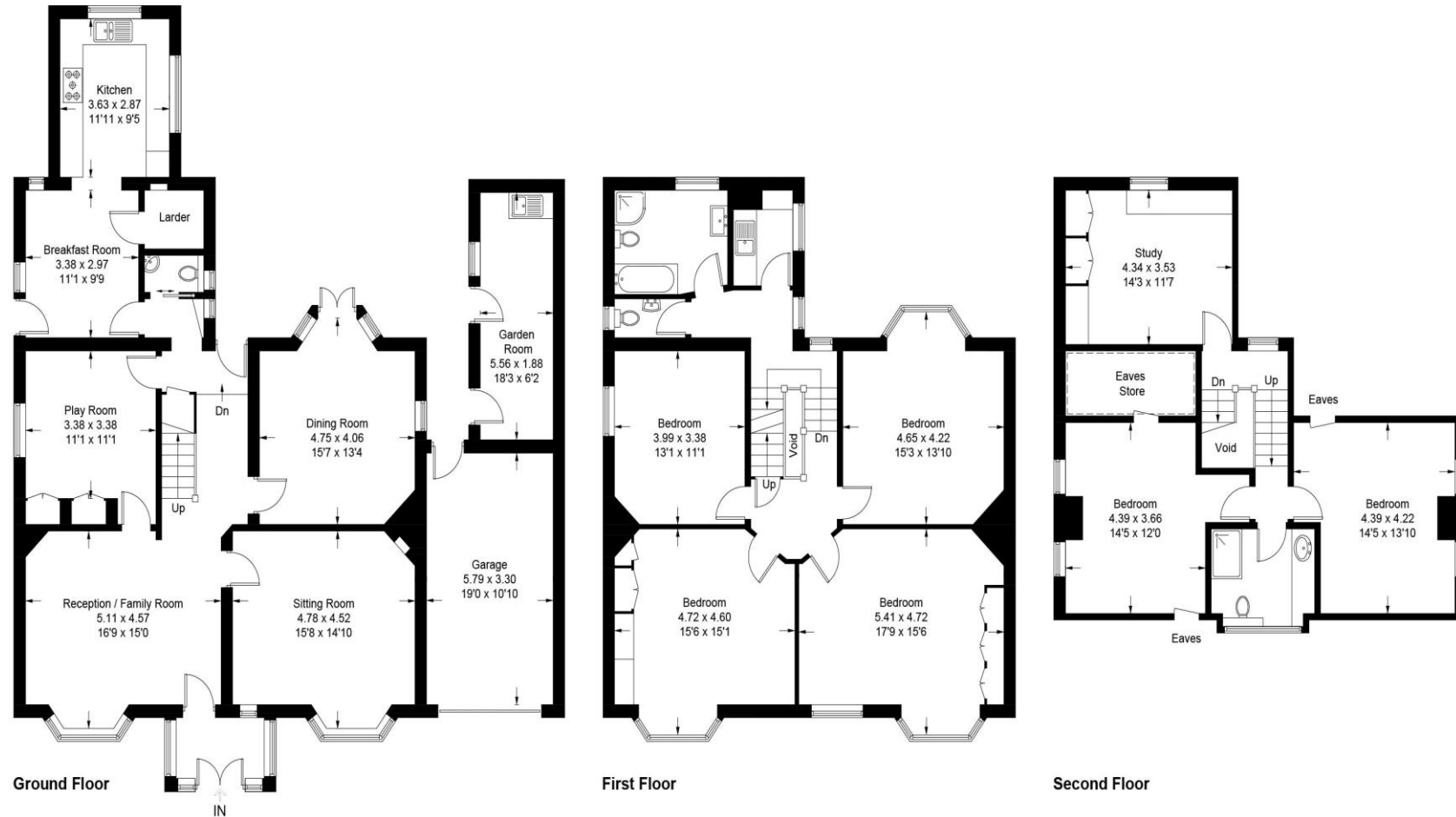




Approximate Gross Internal Area = 284.8 sq m / 3065 sq ft
 Garage / Garden Room = 30.3 sq m / 326 sq ft
 Total = 315.1 sq m / 3391 sq ft
 (Excluding Void / Eaves Store)



= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID705889)

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