



14 Uplands, Ashted, Surrey KT21 2TN

Guide Price £995,000 Freehold

14 Uplands, Ashted, Surrey, KT21 2TN

- DETACHED FOUR BEDROOM HOME
- TWO BATHROOMS
- SPACIOUS DUAL ASPECT LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- LANDSCAPED GARDENS
- INTEGRAL GARAGE
- DRIVEWAY PARKING
- CUL-DE-SAC LOCATION
- WITHIN EASY REACH OF VILLAGE



**Tudor House, 66 The Street
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The Property This beautifully maintained home offers versatile accommodation throughout and features a spacious dual aspect living room with doors onto the garden, a kitchen dining room with utility room off, two ground floor bedrooms and a family bathroom with two further bedrooms and a Jack & Jill shower room to the first floor. The garden has been beautifully landscaped and features a large patio with coordinated gated path to the driveway and integral garage.

From a pretty front garden and arched storm porch the front door opens on to a generous hallway with two under stair storage cupboards and access to all main ground floor rooms. The living room is a particular feature with views over both the front and rear gardens and French doors to the patio; ideal for entertaining. The kitchen/dining room also enjoys a dual aspect featuring a pretty space with bay window for dining leading through to a bright kitchen featuring a range of fitted units, black granite worktops, inset sink and Bosch electric hob with extractor over. There is also a built in double oven, space for a dishwasher and microwave and steps to the utility room, with space for both a washing machine and tumble dryer with doors to the garden, integral garage and a handy cloakroom. The principal bedroom is located on the ground floor and features a wide range of coordinated built-in storage including both vanity and bedside tables. The second bedroom with built-in wardrobe, currently used as a treatment room are both served by a spacious family bathroom with white suite, storage and large freestanding shower. Upstairs there are two further double bedrooms both with eaves access, space for freestanding storage each with a door to a bright Jack & Jill shower room. The remaining loft space is boarded with Velux windows offering further potential for conversion (subject to necessary consents)

Outside. The rear garden perfectly complements this home and enjoys a stylish patio extending across the rear of the house and onto the side access to the driveway. The remainder of the garden is mainly laid to lawn with mature well stocked borders providing much privacy. There is a neatly concealed vegetable garden, a well maintained summer house with light, power and insulation ideal for alternative use as a home office and two coordinated sheds. The driveway provides parking for a number of vehicles and access to the garage.

Situation Situated in an established residential cul-de-sac within the Ashted parish boundary and convenient for highly regarded local schools nearby both state and private, which include Downsends Preparatory, the 'outstanding' St Andrews School and St Peter's Primary to name but a few.

Independent shopping is close to hand including local retailers on The Street, Barnett Wood Lane and Craddocks Parade. More comprehensive shopping facilities are based in Leatherhead and Epsom. Excellent road and rail links can be found nearby and include mainline stations at Ashted and Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is with easy reach and provides access to Heathrow and Gatwick International Airports.

The area abounds with a considerable amount of Greenbelt countryside within easy walking distance and is ideal for mountain biking, rambling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country club at Woodcote.

EPC **D** & Council Tax Band **F**


PGA1865

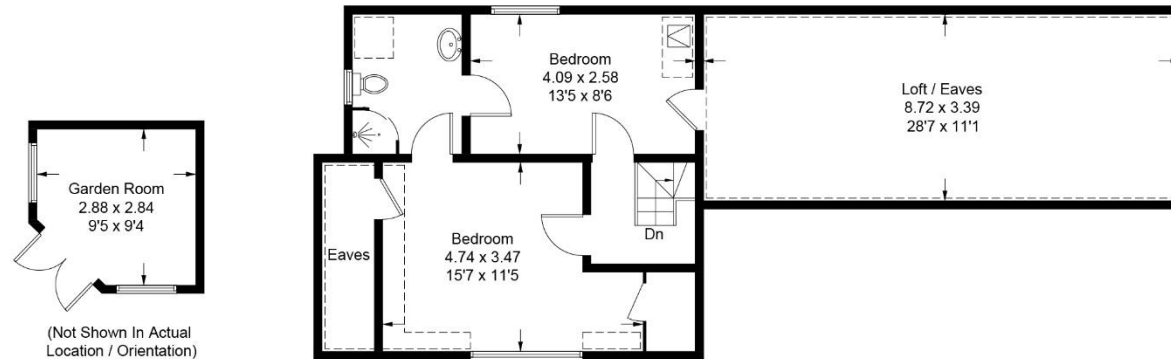




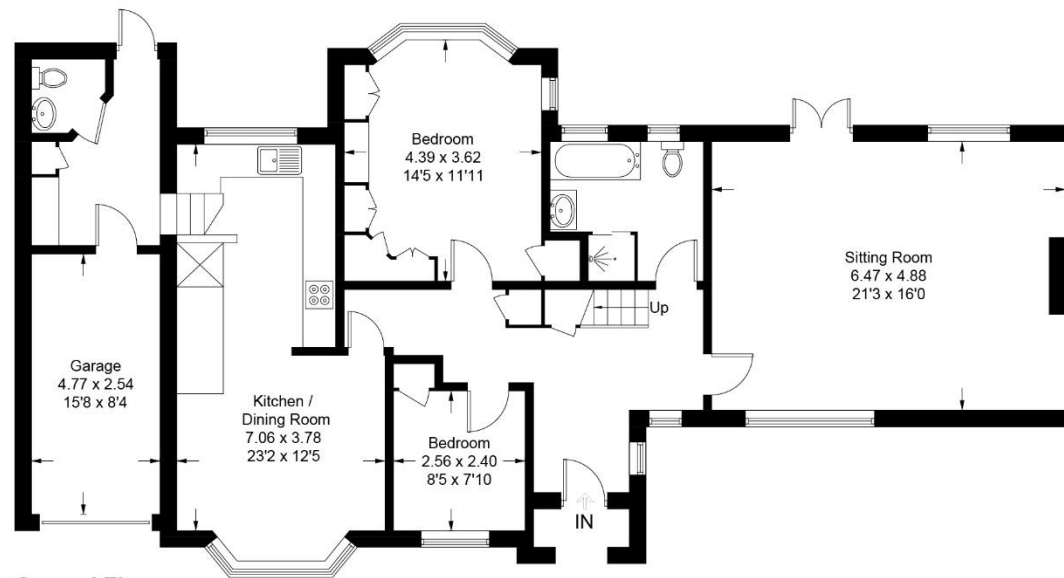
Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft
 Loft / Eaves = 33.1 sq m / 356 sq ft
 Garden Room = 7.5 sq m / 81 sq ft
 Total = 203 sq m / 2185 sq ft



 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

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. (ID887872)

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