



Mazda Mount Chalk Lane, Ashted, Surrey, KT21 1DJ

Asking Price £1,450,000



- PREMIER ADDRESS WITHIN A PRIVATE ROAD
- TWO - FOUR RECEPTIONS
- THREE BATHROOMS
- LANDSCAPED GARDENS
- WALK TO CITY OF LONDON FREEMEN'S SCHOOL
- KITCHEN/BREAKFAST, UTILITY & BOOT ROOMS
- FOUR - SIX BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- LAPSED PLANNING PERMISSION TO ENLARGE
- NO ON-GOING CHAIN

Description

This bespoke family home has been in the ownership of one family since new and offers flexible accommodation throughout meaning an annex could easily be created within.

The spacious driveway is surrounded by mature planting, which provides much privacy, and leads to a double garage with steps to the sheltered front door. The spacious entrance hall flows in to a large dual aspect living room with feature inglenook fireplace, bay window to the front and patio doors to the garden. There is also a handy cloakroom and steps up to a large landing leading to the bright principal bedroom suite with built in wardrobes, a walk through dressing room and spacious en-suite shower room. Three further double bedrooms, two with built in storage, are served by a family bathroom.

Back off the entrance hall steps lead down to 2/3 further reception rooms, which could function as further bedrooms/ a study or dining room to suit. This floor also features a kitchen/breakfast room with extensive base units and wall mounted cupboards and plentiful worktops. There is space for a large breakfast table and sofa if desired. From the kitchen doors lead to the rear garden, the utility area, boot room, separate wet room and an integral double garage.

Outside boasts landscaped gardens with; neat lawns, patio areas, pergolas, paths to well stocked flower beds, fruit trees, vegetable patches, a garden shed and side access around to the front garden, which is also landscaped with a feature pond. Solar panels complement this home.

N.B Planning permission was previously granted (now lapsed) to create a principal bedroom suite in the roof space with two dormer windows. MO/2017/0705

Private Road maintenance charge : £300 per annum.



Situation

Situated on the south side of the village and within walking distance thereof, offering a wide range of local independent retailers plus Marks & Spencer Food Hall, providing an excellent choice of everyday shopping facilities.

Local schooling including the renowned City of London Freeman's and St. Giles Infant School, are both within a short walk of the property.

The tranquil Ashted Park and ponds is nearby, ideal for leisurely walks. In addition, ample clubs for all ages and many interests, doctors surgeries, dentists and a Library are also available locally.

Ashted mainline commuter station offers services to London, Waterloo, Bridge and Victoria. Junction 9 of the M25 is within a short drive, providing easy access to the wider motorway network and both Heathrow and Gatwick airports.

Tenure

Freehold

EPC

C

Council Tax Band

G

Approximate Gross Internal Area = 260.5 sq m / 2804 sq ft
(Including Garage)



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. (ID1074130)
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