



**patrick**  
**gardner**  
RESIDENTIAL

3 Cherry Orchard, Ashted, Surrey, KT21 1HS

Price Guide £1,575,000



- EXTENDED AND DETACHED FAMILY HOME
- 2819 SQFT OF ACCOMMODATION
- 2/3 RECEPTION ROOMS
- 31FT ORANGERY OVERLOOKING GARDEN
- KITCHEN/BREAKFAST & UTILITY
- CLOAKROOM
- 4/5 BEDS, 3 SHOWER & 1 BATHROOM
- 1/4 OF AN ACRE LANDSCAPED GROUNDS
- DOUBLE GARAGE
- CARRIAGE DRIVEWAY

## Description

Located in a highly regarded cul-de-sac on the south side of Ashtead village and offered to the market for the first time in 40 years is this attractive extended and detached family home offering well proportioned accommodation and scope for further improvement (STPP)

A covered entrance porch and front door opens in to a generous hallway with w.c., leading from the hallway is a dual aspect living room with feature marble fireplace and doors to the 31ft bright orangery along with door to a separate dining room. The kitchen/breakfast room enjoys views over the rear garden and comprises a selection of eye-level and low-level storage cupboards along with useful larder cupboard and breakfast bar. Adjacent to the kitchen is a utility room and a ground floor bedroom with en-suite shower room and door to side access, ideal for use as an annexe facility.

Stairs lead to the first-floor landing which benefits from a generous picture window providing ample natural light and access to loft space. The principle bedroom looks over the rear garden and benefits from an en-suite shower room. There are three further bedrooms, two of which share a 'jack and jill' shower room in addition to a generous family bathroom with linen storage cupboard.

The garden is a particular feature of this home, with mature shrubs and flower beds along with a wildlife pond creating interest whilst to the rear a greenhouse is adjacent to a kitchen garden area. Side access leads to the front of the property with carriage driveway and double garage.

## Situation

Located in a highly sought after cul-de-sac close to Ashtead Park and The City of London Freeman's School. There are also a further excellent choices of schooling both in the state and private sector nearby.

Ashtead Station provides fast and frequent services to Waterloo (38mins), London Bridge and Victoria. The M25 is close by and offers ease of access to both Heathrow and London Gatwick airports.

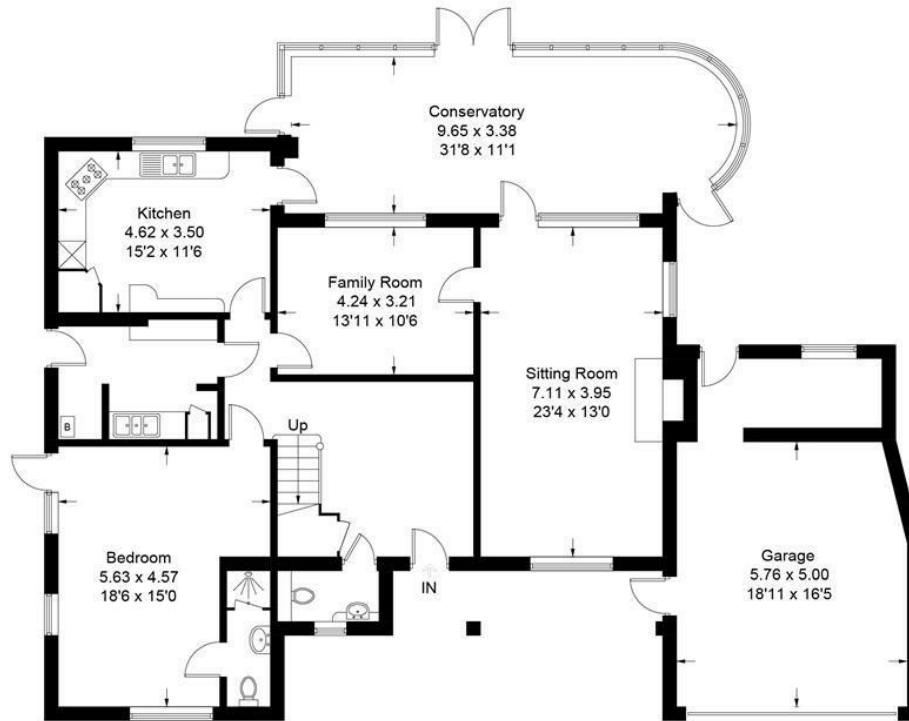
Within easy reach are Epsom Downs and Headley Heath providing facilities for walking, riding and cycling. Ashtead Village is nearby providing a wide range of specialist local shops, restaurants and cafes.

Epsom and Leatherhead town centres are within a few miles providing comprehensive shops, cinema, theatre, gyms and sports clubs. The RAC Golf and Country Club is within easy reach of this property as is Tyrrell's Wood Golf Club.

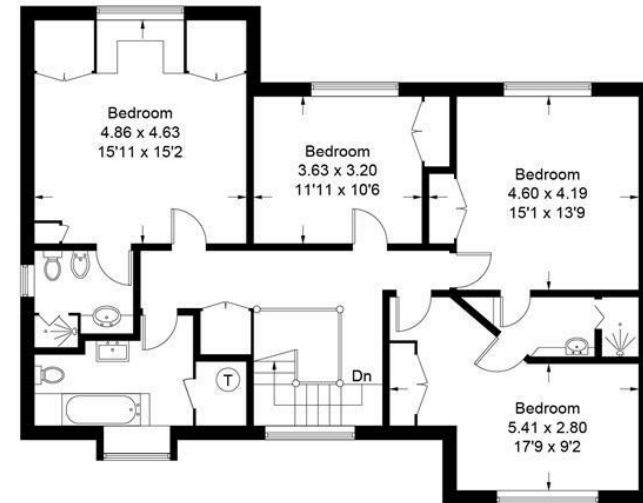
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 261.9 sq m / 2819 sq ft  
Garage / Store = 35.6 sq m / 383 sq ft  
Total = 297.5 sq m / 3202 sq ft



Ground Floor



First 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. (ID1074542)  
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