



Hornbeam Woodfield, Ashted, Surrey, KT21 2RL

Guide Price £1,150,000



- DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- ANNEX SUITE/EN-SUITE SNUG
- 4 BATH/SHOWER ROOMS
- VIEWS TO FRONT ASPECT
- ONE OWNER SINCE NEW
- KITCHEN FAMILY ROOM
- 4/5 BEDROOMS
- ESTABLISHED GARDEN
- A SHORT WALK FROM ASHTEAD STATION

## Description

Through the attractive, covered, front door the hallway gives access to two reception rooms, the kitchen, a cloakroom and benefits from under stairs storage. The triple aspect living room is bathed with natural light and features a focal fireplace and French doors to the garden. The dining room, currently used as a study is to the front of the property with lovely views of Ashted Common. The kitchen breakfast room is dual aspect overlooking the garden via characterful bay windows French doors to a patio. It has a range of stylish fitted wall and base units with built-in: gas hob, single oven, microwave, dishwasher, fridge and freezer, complemented by a utility room with space for further white goods and storage. From here there is an annex/snug with doors to the garden and an en-suite shower room.

From the bright first-floor landing there are four double bedrooms, all with built-in wardrobes, two with en-suite along with a family bathroom. Three have pretty views across the common and the stunning dual aspect principal is split level with a walk-through wardrobe area.

Outside. The well established family garden features a spacious patio and is mainly laid to lawn with trees, hedging, a pond and fencing providing a good deal of privacy. This space is complemented by a couple of sheds, pergolas and side access. To the front there is parking for a number of vehicles.

## Situation

The property is located in a desirable road within 5 minutes' walking distance of Ashted's mainline station with services to London Waterloo and Victoria, and very close to bus routes. There are also excellent local shopping facilities on Craddocks Parade, Barnett Wood Lane and The Street.

The property overlooks Ashted Common with its miles of paths, and the area abounds in a wealth of open unspoilt countryside perfect for country walks, horse riding and cycling.

Local schools both state and private can be found within walking distance including 'Outstanding' Barnett Wood Infant School.

A choice of recreational pursuits within the vicinity includes Ashted Football Club, Cricket Club, Squash and Tennis club, the RAC club at Woodcote Park and many golf clubs.

**Tenure**

Freehold

**EPC**

C

**Council Tax Band**

F



Approximate Gross Internal Area = 178.4 sq m / 1920 sq ft



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. (ID1065671)

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