



23 Oldfield Gardens, Ashted, Surrey, KT21 2NA

Guide Price £1,250,000



- DETACHED 4 BEDROOM HOUSE
- 3/4 RECEPTION ROOMS
- 2 BATHROOMS & UTILITY ROOM
- LANDSCAPED FAMILY GARDEN
- WALKING DISTANCE OF SCHOOLS

- CUL-DE-SAC LOCATION
- FITTED KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE & DRIVEWAY
- CLOSE TO VILLAGE AMENITIES
- 0.8 MILE WALK TO ASHTEAD STATION

Description

Conveniently situated in the sought-after Lanes area and within easy reach of main line station and shops is this well maintained spacious Detached House with well-proportioned accommodation throughout.

From an imposing storm porch, the front door opens to the entrance hall with toilet and well positioned study off. The spacious sitting room overlooks the front aspect with a feature fireplace and doors into a bright dining room which overlooks the garden. A snug/family room opens through to the dining room - ideal for entertaining. The stylish kitchen opens into a breakfast room, which is currently used as a 2nd study. The kitchen comprises of a range of wall and base units with coordinated worktops, a gas hob, double oven, fridge-freezer and has space for a freestanding dishwasher.

On the first floor the sizable principal bedroom enjoys a pleasant outlook and boasts an en-suite dressing room complemented by a shower room with; bidet, toilet, storage, sink and under floor heating. There are three further bedrooms and family bathroom with complete with a bath, toilet, sink and freestanding shower.

Outside there is a detached double garage and ample parking and neat lawn and a pretty mature rear garden with lawn and inviting family patio, with a side gate back to the front of the property.

Situation

Set in a quiet cul-de-sac within the popular 'Lanes' area of Ashted and situated conveniently for the village which has a great choice of independent retailers including butcher's, greengrocers and bakers.

Public transport is easily accessed with bus routes and main line station which provides services to Waterloo, London Bridge and Victoria within walking distance. Junction 9 of the M25 is within two miles of Ashted linking Heathrow and Gatwick Airports and the major national motorway network.

There are many well considered schools to hand in both the private and state sector including St Andrew's secondary, St. Peter's Primary, The City of London Freeman's School in nearby Ashted Park and St John's School in Leatherhead. There is a choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead.

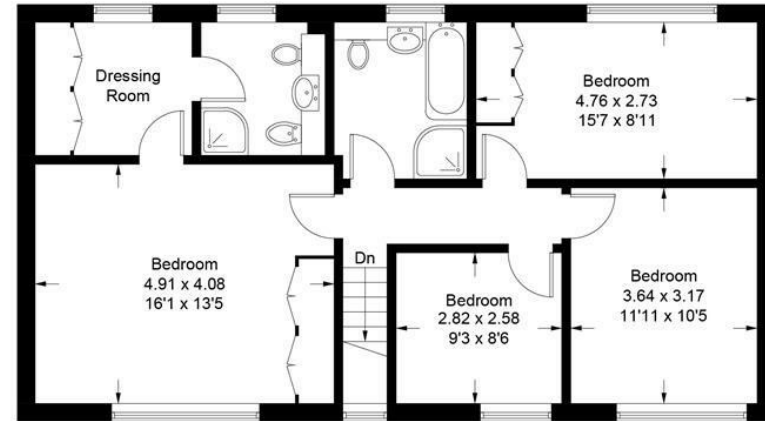
Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 194.1 sq m / 2089 sq ft
Garage = 26.6 sq m / 286 sq ft
Total = 220.7 sq m / 2375 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. (ID1014940)

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