



 **patrick
gardner**
RESIDENTIAL

3 The Priors, Ashted, Surrey, KT21 2QF

Asking Price £1,100,000



- EXTENDED DETACHED FAMILY HOME
- TWO SEPARATE RECEPTION ROOMS
- CLOAKROOM
- FAMILY BATHROOM & SHOWER ROOM
- SOUTH EASTERLY GARDENS
- 0.27 MILES TO ST ANDREWS SCHOOL
- EXTENDED KITCHEN/BREAKFAST ROOM
- FIVE BEDROOMS
- GARAGE & DRIVEWAY PARKING
- CUL-DE-SAC LOCATION

Description

Located within a sought after cul-de-sac within easy reach of Ashtead's state and private school's, this lovingly maintained home offers a wealth of accommodation including two generous reception rooms and a superb kitchen/breakfast room.

The front door opens onto a reception hall with an under stairs cupboard and handy cloakroom. The sitting room enjoys a double aspect and offers a relaxed seating area in front of an inset gas fire with sliding patio doors leading directly onto the patio. The extended kitchen has been thoughtfully designed to include space for table and chairs, plenty of floor and wall mounted cupboards for storage, worktops for preparation, space for washing machine and door to garden. A second reception room adjacent to the kitchen also enjoys a double aspect with garden views and further sliding patio doors.

The first-floor is approached by a rising staircase with feature window allowing plenty of natural light and leads to the landing with access to the roof space and four landing storage cupboards. Four of five bedrooms benefit from built-in storage and bedroom two features a door onto a balcony. All are served by not only a family bathroom, but a modern family shower room as well.

The front of the property comprises a double width driveway leading to a double garage. Side access leads to the rear, where the garden wraps around two sides of the property. Mainly laid to lawn and with a selection of mature shrubs, perennial planting and patio area the garden provides an ideal spot for entertaining and relaxing.



Situation

The property is situated in the 'Lanes' area of Ashtead in a convenient location for highly regarded schools both state and private, which include West Ashtead, Downsend, St. Andrew's Secondary and The City of London Freeman's School.

Shopping facilities close to hand include independent retailers on The Street in Ashtead including the M&S Food Hall and more comprehensive shopping facilities based in Leatherhead.

Excellent road and rail links can be found nearby and include the mainline station at Ashtead, 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 in plenty of Greenbelt countryside within walking distance, ideal for mountain biking and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country club at Woodcote.

Tenure

Freehold

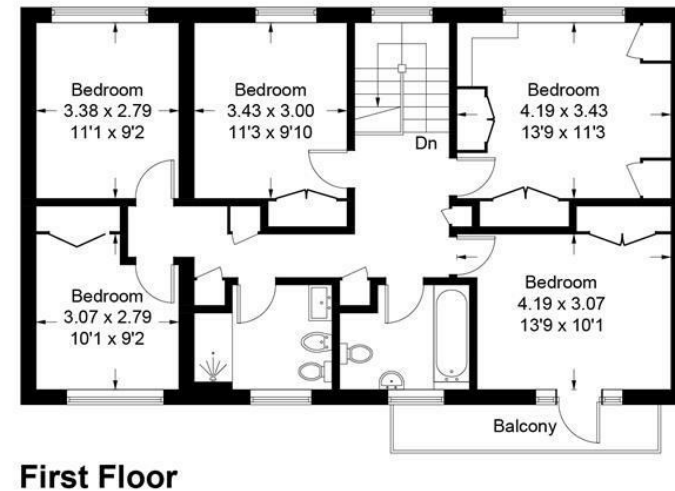
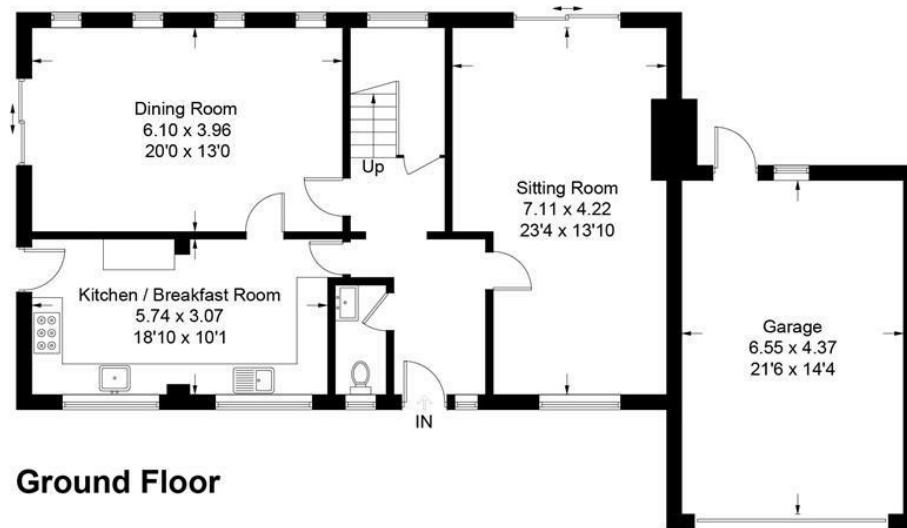
EPC

D

Council Tax Band

G

Approximate Gross Internal Area = 180.2 sq m / 1940 sq ft
Garage = 28.6 sq m / 307 sq ft
Total = 208.8 sq m / 2247 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. (ID1094187)

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