



Amstey Cottage Farm Lane, Ashted, Surrey, KT21 1LR

Guide Price £1,350,000



- ATTRACTIVE HOME BACKING ASHTEAD PARK
- KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- AMPLE DRIVEWAY PARKING
- THREE RECEPTION ROOMS
- CLOAKROOM & CONSERVATORY
- THREE FURTHER BEDROOMS WITH STORAGE
- SUNNY 0.28 AND POOL
- VENDOR SUITED

Description

This 1930's family home is approached via a sizable driveway flanked by mature planting, to a decorative storm porch and front door.

A welcoming hallway greets you with storage cupboard, downstairs cloakroom and access to reception rooms. The triple aspect lounge features an impressive fireplace and door leading into the conservatory. There are two further reception rooms downstairs comprising, a dining room and a study/family room, with doors to the garden. A carefully considered kitchen/breakfast room provides ample space for entertaining and features an integrated dishwasher, washing machine, double oven featuring steam over and coffee machine, induction hob and space for fridge/freezer. The kitchen provides a wealth of storage cupboards and work tops.

The bright first-floor landing leads to all bedrooms and a large family bathroom, which boasts a freestanding shower. The principal bedroom provides stunning views over the garden and woodland beyond, with access to eves storage space and an en-suite shower room. There are three further good size bedrooms on the first floor, each with built in storage.

Outside, the tranquil rear garden is mainly laid to lawn with a selection of mature garden shrubs, adorning the boundary fences and mature hedging. Other features include a large patio area, ideal for alfresco dining in the summer months, a mature pond and summerhouse. A private gate to the rear provides access to Ashtead Park. A particular feature of this home is the stunning swimming pool which is sat within its own substantial summerhouse. The front garden mainly promises a brick driveway, lawned area and mature shrubs providing interest all year round.

Situation

The property is situated in a sought after residential road just under a mile away from Ashtead village shops and within walking distance of Ashtead's main line station providing frequent services to London Waterloo, London Bridge & Victoria and a direct bus route to Epsom and Leatherhead.

Highly regarded local state and private schools are nearby including The City of London Freeman's, Rosebery School for girls, St John's in Leatherhead and The Greville Primary to name but a few.

Acres of unspoilt open green belt countryside including Ashtead Park & Common are close by, providing an ideal setting for walking, riding & cycling pursuits. Leisure facilities also nearby include Ashtead's cricket & bowls club, a squash club, the RAC Country club at Woodcote Park, Tyrrells Wood Golf Club in Leatherhead.

Ashtead village provides excellent independent retailers to choose from including sociable cafe's and restaurants, butchers, greengrocers, bakers and the popular Marks and Spencer Foodhall. More comprehensive shopping including a cinema, theatre and shopping centre can be found in the nearby towns of Epsom and Leatherhead.

Tenure

Freehold

EPC

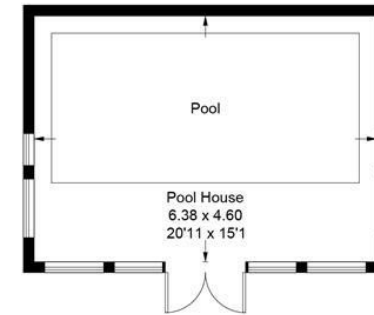
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Council Tax Band

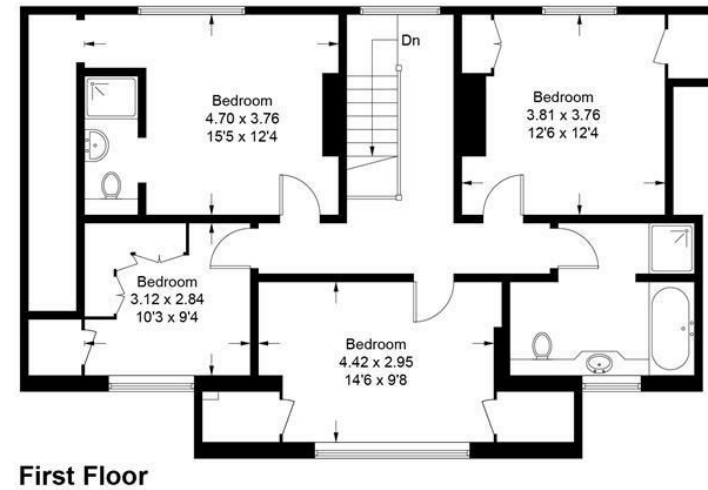
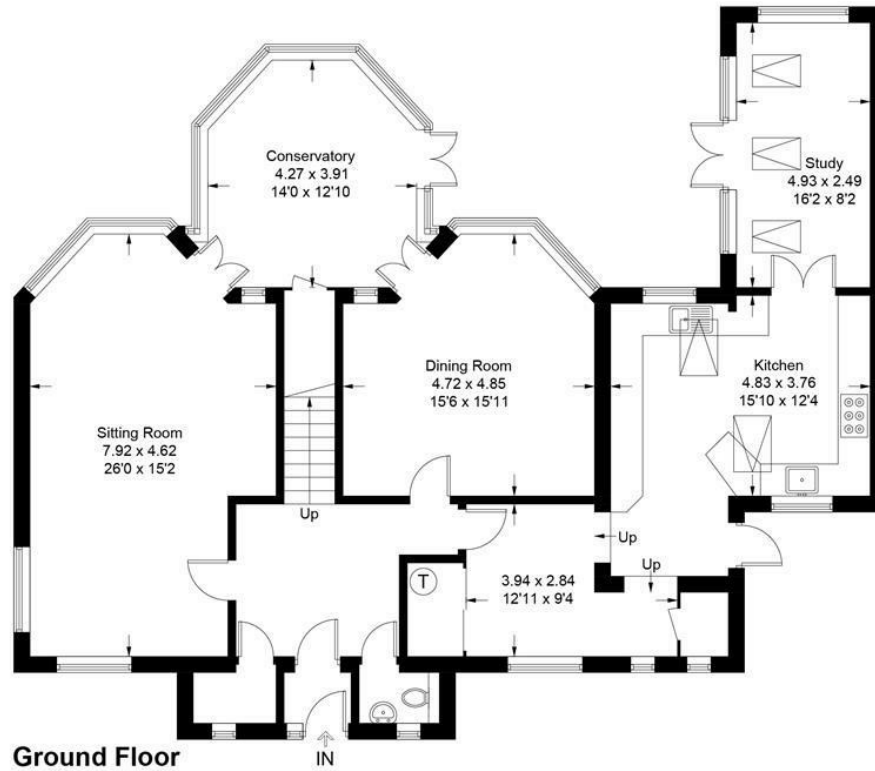
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Approximate Gross Internal Area = 229.9 sq m / 2475 sq ft
 Pool House = 29.4 sq m / 316 sq ft
 Total = 259.3 sq m / 2791 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID1099333)
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66 Tudor House, Ashted, Surrey, KT21 1AW
 Tel: 01372 271880 Email: ashted@patrickgardner.com
www.patrickgardner.com

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