



16 Ralliwood Road, Ashted, Surrey, KT21 1DE

Asking Price £1,650,000



- ONE OF ASHTEAD'S PREMIER ADDRESSES
- PRINCIPAL BEDROOM, EN-SUITE & STORE
- 4 FURTHER BEDROOMS & FAMILY BATHROOM
- BRIGHT SOUTH WESTERLY ASPECT
- WALK TO CITY OF LONDON FREEMEN'S SCHOOL
- 3 SEPARATE RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- DETACHED FAMILY HOME
- MATURE GROUNDS OF 0.47 ACRES
- NO ON-GOING CHAIN

Description

A sweeping driveway leads to a covered entrance porch with entrance hall and cloakroom beyond. A bright double aspect living room with feature fireplace enjoys views over the garden and leads through a sliding door to the separate dining room. A further reception room/family room opens into the kitchen which features a range of wall and base fitted units (with ample space for freestanding white goods) with separate utility and direct access to the garden and rear door to the garage.

The spacious first-floor landing leads to five bedrooms, four of which benefit from built-in storage. The principal bedroom also features an en-suite with bath, separate shower, wash hand basin, bidet and w.c. and extensive eaves storage. The remaining bedrooms are served by a family bathroom.

Outside the sunny south westerly rear garden totals 0.47 acres and is mostly laid to lawn with an extensive raised terrace for outside entertaining, a greenhouse, concealed vegetable patch area and established shrubs and trees providing an element of privacy. A brick-built outbuilding provides useful storage space. To the front of the property a further area of lawn and established shrubs adjoin the driveway leading to the double garage.

Situation

This highly desirable location is situated on the south side of the village within walking distance thereof, offering a mix of local independent retailers plus Marks & Spencer Food Hall, providing an excellent choice of everyday shopping facilities.

Local schooling including the renowned City of London Freeman's and St. Giles Infant School, are both within a short walk of the property.

The tranquil Ashted Park and ponds are nearby, ideal for leisurely walks. In addition, churches, sports clubs, doctors surgery and Library are also available locally.

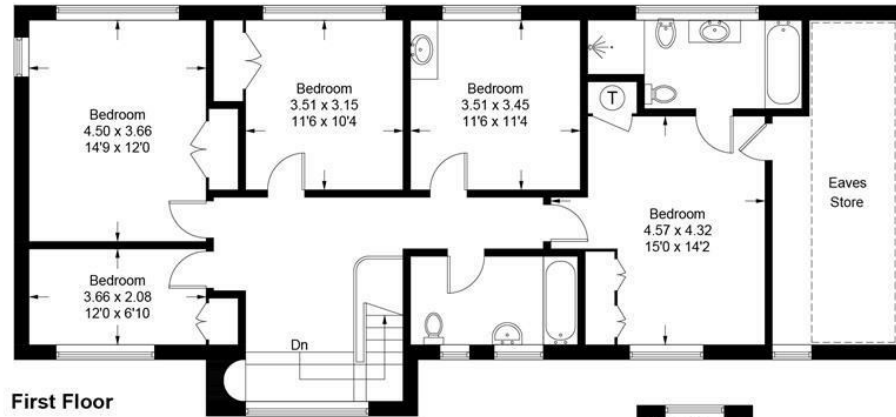
A footpath at the end of the road leads to Ashted woods, with onward country walks to Headley Heath, Epsom Downs, Box Hill, and the Surrey Hills, designated an Area of Outstanding Natural Beauty.

Ashted mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to and both Heathrow and Gatwick airports.


Tenure	Freehold
EPC	D
Council Tax Band	G
Private road charge	£200.00 per annum

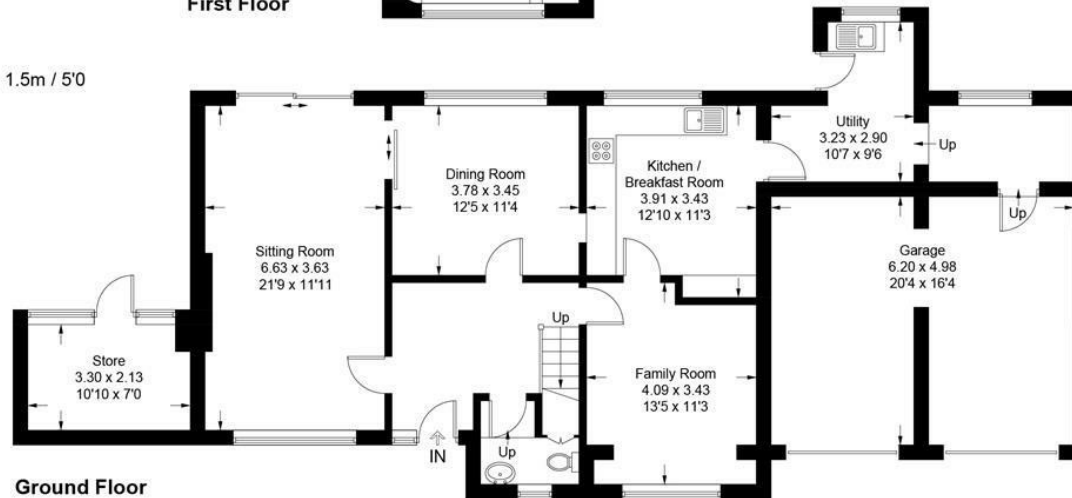


Approximate Gross Internal Area = 248.6 sq m / 2676 sq ft
 Store = 7.2 sq m / 77 sq ft
 Total = 255.8 sq m / 2753 sq ft



First Floor

 = Reduced headroom below 1.5m / 5'0"



Ground 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. (ID1099332)
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