



West Lodge Rookery Hill, Ashted, Surrey, KT21 1EG

Guide Price £1,175,000



- STUNNING PERIOD DETACHED HOME
- OFFERED WITH NO ON-GOING CHAIN
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- DETACHED DOUBLE GARAGE
- PREMIER LOCATION CLOSE TO VILLAGE
- TWO RECEPTION ROOMS
- SPACIOUS CONSERVATORY
- BATHROOM & SEPARATE TOILET
- GROUNDS OF 0.36 ACRES

Description

Patrick Gardner are delighted to present this picture post card property in one of the most desirable roads in one of Surrey's most sought after Villages.

A striking original front door opens to the hallway of this characterful home. A door to the left opens to a bright sitting room, which was once two rooms, featuring fireplace, dual aspect and side door to the garden. To the other side of the hallway is a delightful dining room with bay window boasting an inviting window seat. To rear is a toilet with pretty church style door, garden door from a lobby/hall area and the kitchen. This room has room for a small breakfast table, a range of wall and base units with space for a range of white goods. There is a double oven, gas hob and space for washing machine and dishwasher. A further door leads to a spacious conservatory.

Off the first floor landing there are two double bedrooms and a store cupboard with a third double bedroom, family bathroom, a separate toilet and further built-in storage to the rear of the property.

Outside. The front garden is much loved by locals who appreciate the stunning cottage style planting which has been lovingly and meticulously tended to over the years, framing this exceptionally pretty home. There is a good size driveway leading to a generous double garage, added by the current custodians. A side gate takes you through to a large mature and stunning garden with flower beds and landscaping to provide a sense of seclusion from mature trees, hedges and plants throughout the plot which covers just over 1/3 of acre (0.36 acres). The garden also features a well and a shed along with two separate patio areas.



Situation

Located in a highly sought after setting within Ashted Park and City Of London Freeman's School.

acres of open green belt and National Trust land are also within easy reach on the nearby Epsom Downs and Headley Heath providing ideal facilities for the walking, riding and cycling enthusiasts.

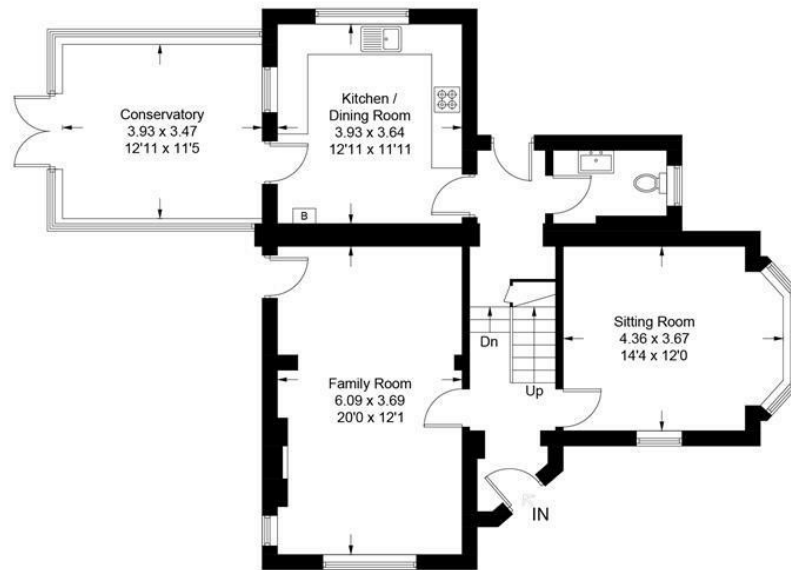
Ashted Village is just a short walk away which has a wide range of specialist local shops, choice of restaurants and cafes. Ashted Station provides fast and frequent services to Waterloo (38mins) and other London Stations.

There is also a further excellent choice of schooling both in the state and private sector nearby. Both Epsom and Leatherhead town centres are within a few miles providing more comprehensive shops, multi-plex cinema, theatre, gyms and sports clubs. The RAC Golf and Country Club is within easy reach of this property as is Tyrrell's Wood Golf Club.

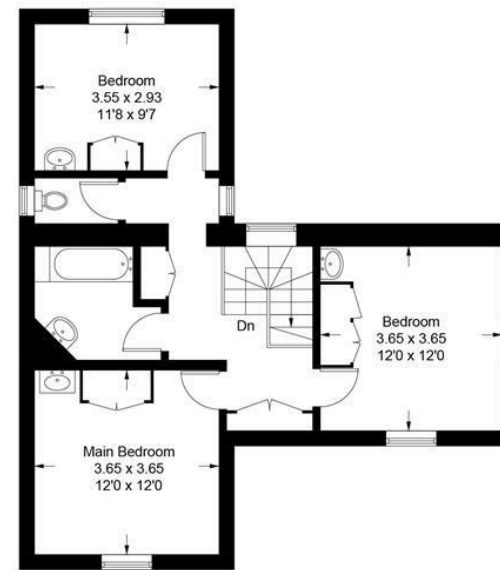
Junction 9 of the M25 is within two miles of Ashted linking Heathrow, Gatwick airports and the national motorway network.

Tenure	Freehold
EPC	F
Council Tax Band	G

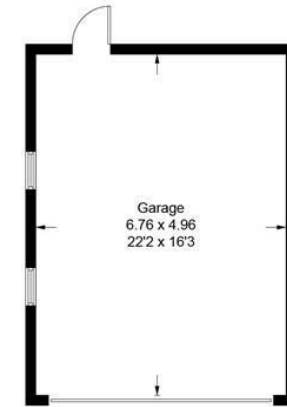
Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft
Garage = 33.4 sq m / 359 sq ft
Total = 177.8 sq m / 1913 sq ft



Ground Floor



First Floor



(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. (ID1114744)

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