



8a Beechcroft, Ashted, Surrey, KT21 2TY

Guide Price £1,295,000





- DETACHED BUNAGLOW
- MEZZANINE LIVING SPACE
- UTILTY ROOM & WORKSHOP
- TWO BATHROOMS
- LANDSCAPED GARDEN

- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- NO CHAIN



## Description

The front door is sheltered by a generous storm porch and leads into a spacious hallway which leads to the bright living room with twin patio doors providing views of the garden. There is also a central fireplace and a door to the dining room. The dining room boasts a triple aspect and a vaulted ceiling, making a delightful entertaining space, with doors to both the grounds and kitchen. The kitchen is well fitted with a range of wall and base units with a complementary worktop, breakfast bar with doors outside. Fitted appliances include a built in cooker, dishwasher, corner larder fridge, under counter freezer and pull out pantry. Stairs lead up to an open family room, with balustrades, there are no windows, being ideal as a cinema room. There is also a utility room with ample storage and space for further white goods. From here a door leads to a rear lobby, open to one side but, securely gated. This external area leads to a gardeners toilet, a workshop and through to the rear of the garage.

There are two spacious en-suite bedrooms, one with a bath and shower over, 'Jack & Jill' in style to the hallway and has French doors to the garden, the other has a bay window, luxury shower and a dressing area. There is a further bedroom to the front of the property, double in size, with a bay window and a door to the grounds, currently used as a study.

Outside, the plot is approached via a neatly tucked away block paved driveway from the Beechcroft cul-de-sac. The well maintained front garden has flower borders and leads to a double garage with electric door, there are also neat pathways to the front door and the rear of the property. The landscaped rear garden enjoys a large patio spanning across each room with garden access, with steps down to the lawn, complemented by established flower beds. There is a handy external power socket, an outside tap, a summer house to the rear and twin side access.

N.B. There is a right of way along the driveway to the detached double garage in favour of 9 Beechcroft.



## Situation

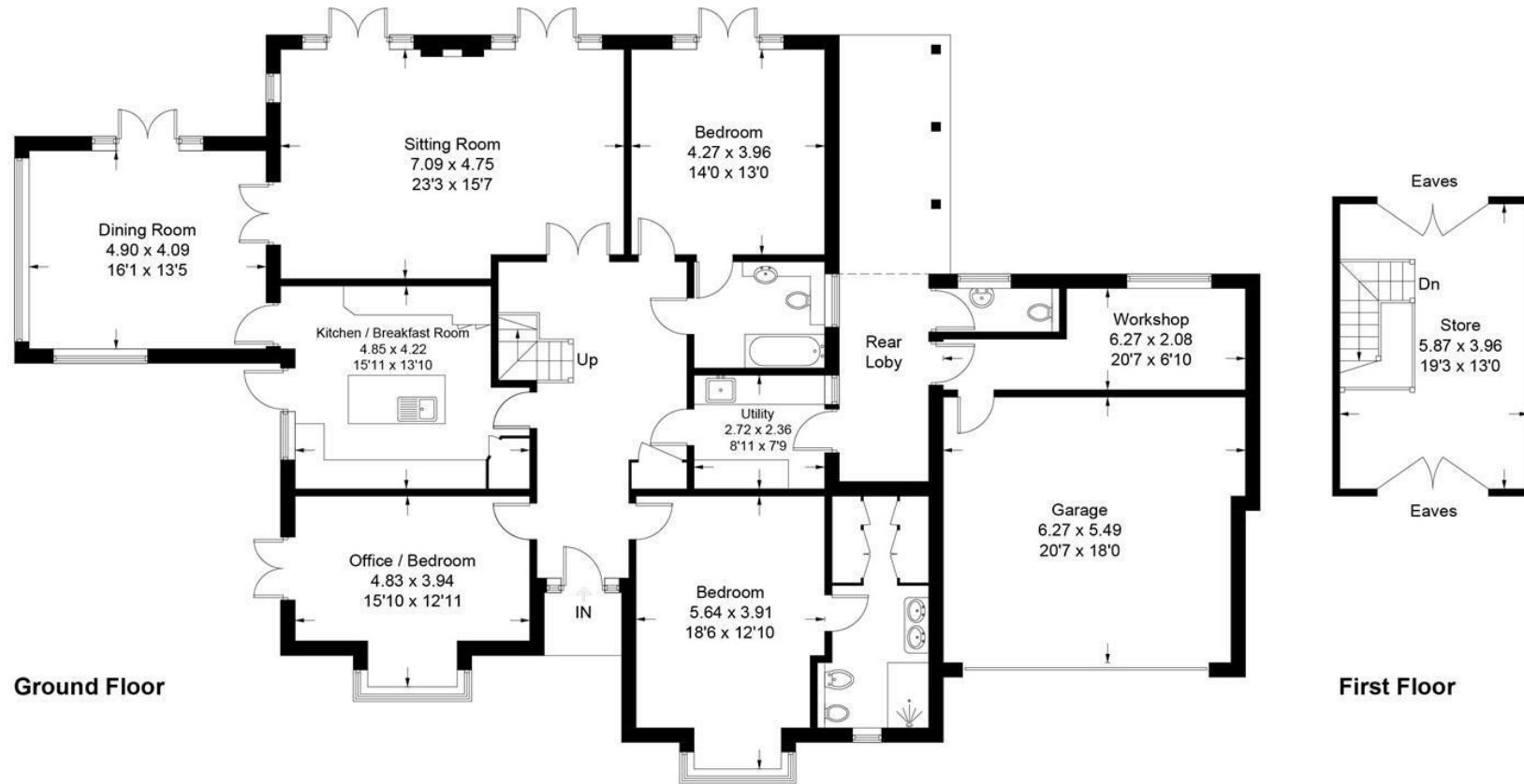
Beechcroft is a cul-de-sac located just off a sought after semi-rural road on the South side of Ashted yet within access of both the village with its excellent local shopping facilities and main line station which provides services to Waterloo, Victoria and London Bridge.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There are many well considered schools to hand in both the private and state sector including City of London Freeman's School in nearby Ashted Park, St Giles' Infant School and St Johns in Leatherhead, all within easy reach.

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. Both road and off road cycling are popular in the area with there being access onto Green Belt land situated at the top of Crampshaw Lane.

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|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | C        |
| <b>Council Tax Band</b> | G        |

Approximate Gross Internal Area = 199.5 sq m / 2147 sq ft  
Garage / Workshop = 47.7 sq m / 513 sq ft (Including WC)  
Total = 247.2 sq m / 2660 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. (ID1118250)

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