



Meadows, 33 Ralliwood Road, Ashted, Surrey, KT21 1DD

Guide Price £2,650,000



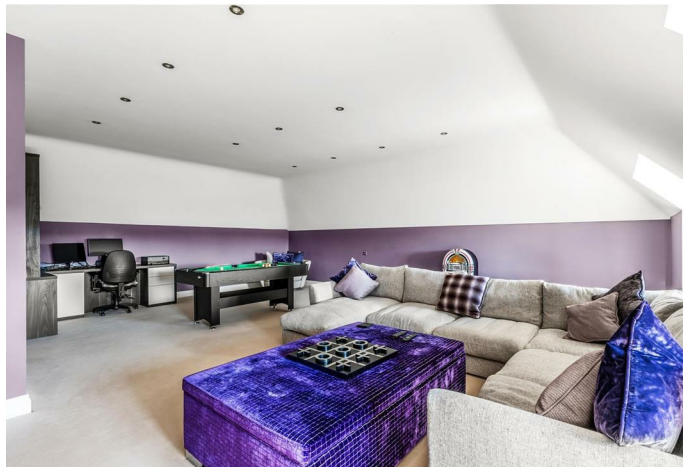
- 5020 SQ FT FAMILY HOME
- KITCHEN/FAMILY/BREAKFAST ROOM
- IMPRESSIVE PRINCIPAL SUITE
- INTEGRAL DOUBLE GARAGE
- WALKING DISTANCE OF VILLAGE
- VIEWS OVER SURREY COUNTRYSIDE
- 3 FURTHER RECEPTION ROOMS
- 5 BEDROOMS
- WELL MAINTAINED GROUNDS
- CLOSE TO SOUGHT AFTER SCHOOLS

## Description

From an imposing driveway 'Meadows' features a pretty oak storm porch sheltering the front door which opens into an inviting entrance hall where your eyes are drawn to country views through the kitchen. This bright space benefits from a cloakroom and is overlooked by a stylish oak galleried landing. The lounge has full height bi-fold doors opening on to the main patio, there is also a separate dining room with a large bay window and an additional generous family room. Central to the living space is an impressive kitchen/breakfast/family room with bi-folding doors on to the main patio enjoying breath-taking views across the garden and beyond. The indulgent kitchen features; Miele appliances to include two ovens, microwave oven, steamer and five ring gas hob along with a Leibherr wine cooler and large integrated separate full height fridge and freezer and hot water tap. There is a range of contemporary wall and base units, complemented by white stone worktops and a beautifully coordinated white tiled floor. Off the kitchen there is a utility room with space for white goods, a plant room and access to the double garage with an electric garage door.

Upstairs the bright and spacious galleried landing also boasts views with a number of storage cupboards. From here, doors lead to four bedrooms and the luxury family bathroom with feature bath. The impressive principal suite enjoys the southerly views with French doors to a Juliette balcony. Its luxury en-suite has twin basins, a bath well positioned for the views and a walk in shower. Separately there is a large walk in dressing room with hand crafted wardrobes. The second bedroom also has an impressive en-suite bathroom with separate shower. The vast open plan second floor is currently used as a games/play room with fitted study furniture to one corner but would also make an ideal au pair suite or even has potential to be split into two bedrooms. There is an en-suite bathroom. and separate store cupboard.

Outside. The near southerly rear garden enjoys a full width Indian sandstone patio adjoining the house, complemented by a recently added terrace 'sun trap' with breath-taking views over well maintained open fields. This sizable garden has been thoughtfully kept low maintenance with a large lawn, mature green boundaries and fencing to either side, with a low level fence softened with neat hedges to the rear, framing the picturesque backdrop. There is twin side access paved with sandstone and a handy shed. The front is immaculate and boasts a resin gravelled driveway leading to the double garage, lawns and complementary mature planting.



## 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.

<b>Tenure</b>	Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	H
<b>Private Road Charge</b>	£200 per annum

Approximate Gross Internal Area = 466.4 sq m / 5020 sq ft  
(Including Garage & Excluding Void)

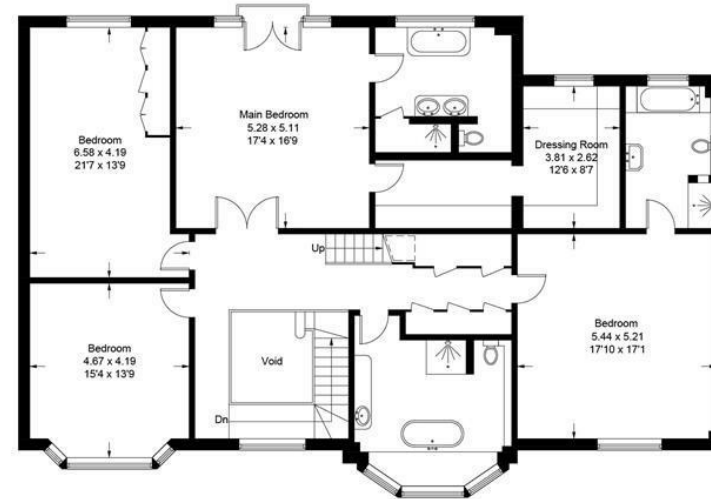
 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First 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. (ID1115217)

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