



Fircroft 7 Agates Lane, Ashted, Surrey, KT21 2NG

Asking Price £1,199,950





- BESPOKE DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- CLOAKROOM
- GUEST BEDROOM WITH EN-SUITE
- FRONT AND REAR GARDENS
- 0.61 MILES TO ASHTEAD STATION
- KITCHEN & UTILITY ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- TWO FURTHER BEDROOMS & BATHROOM
- GARAGE AND DRIVEWAY PARKING



## Description

Situated in the popular 'Lanes' area of Ashted, this bespoke detached home designed by the current owners in 2008 offers a wealth of open plan accommodation and is set back from the road providing a good amount of privacy.

A welcoming and generous reception hall with enclosed study alcove gives way to a double aspect living room, open plan kitchen/dining area, cloakroom and separate utility room. From the dining area, a door leads to internal garage access and a separate reception room ideal for use as an office, snug or playroom.

Stairs lead to a larger than average first-floor landing. The principal bedroom enjoys rear garden views and a luxury en-suite. Bedroom two also benefits from an en-suite with the remaining two bedrooms being served by a family bathroom. A particular feature of the upstairs accommodation is the full height vaulted ceilings.

The rear garden is mainly laid to lawn with mature boundary shrubs and a patio spanning the width of the house. Side access leads to the front garden which has been designed as a wildlife haven with path leading to gravel parking area. There is also space to park in front of the garage to the side of the property.

N.B This property has right of way over the neighbour's driveway to access its own parking and garaging.

## Situation

Conveniently situated in a sought after road just a walk from a wide range of village shops, well regarded sought after local state and private schools and Ashted mainline train station, which provides fast and frequent services to Waterloo, London Bridge & Victoria.

The area enjoys a wealth of open unspoilt countryside much of which is National Trust and Green Belt. The area is arguably most proud of Ashted common as it is ideal for long family walks, cycling, horse riding and dog walks. There are many well considered schools within walking distance in both the private and state sector including City of London Freemen's School and the nearby 'outstanding' Barnett Wood Infant School and St. Andrew's secondary.

The strong ever more cosmopolitan community provides a healthy choice of recreational pursuits for all age ranges within the village including Ashted Football and Cricket clubs, Tennis and squash clubs amongst others. The nearby towns of Epsom and Leatherhead provide further choices with many gyms and golf courses including the RAC Golf and Country Club in Epsom/Ashted borders and Tyrrells Wood in Leatherhead.

**Tenure**

Freehold

**EPC**

C

**Council Tax Band**

G

**Lease**

Add text here

**Service Charge**

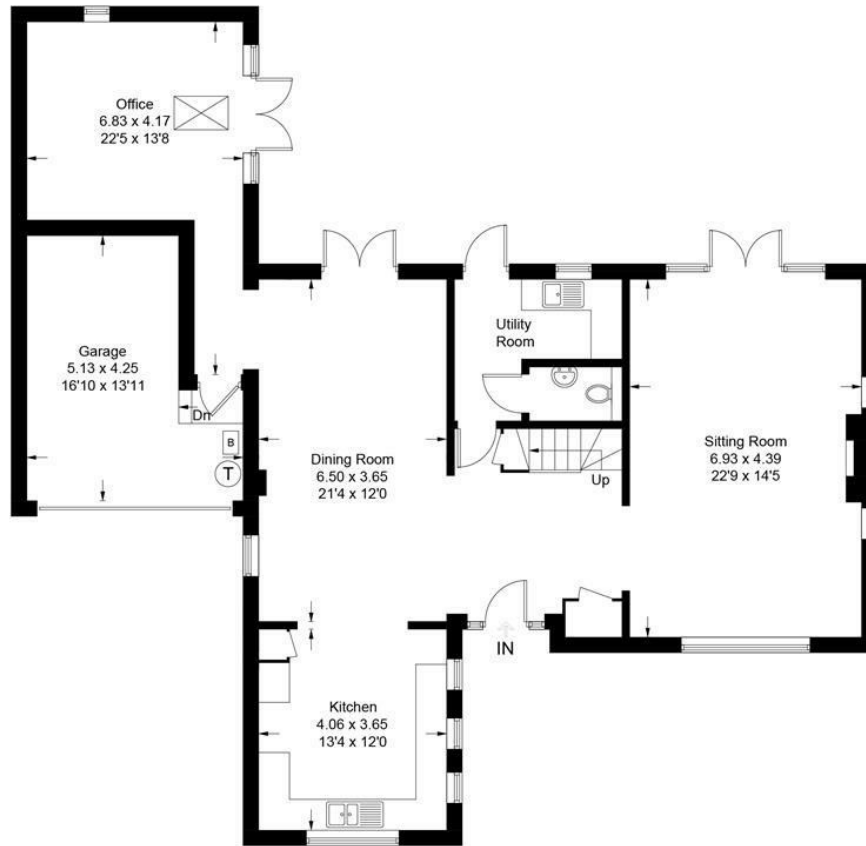
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**Ground Rent**

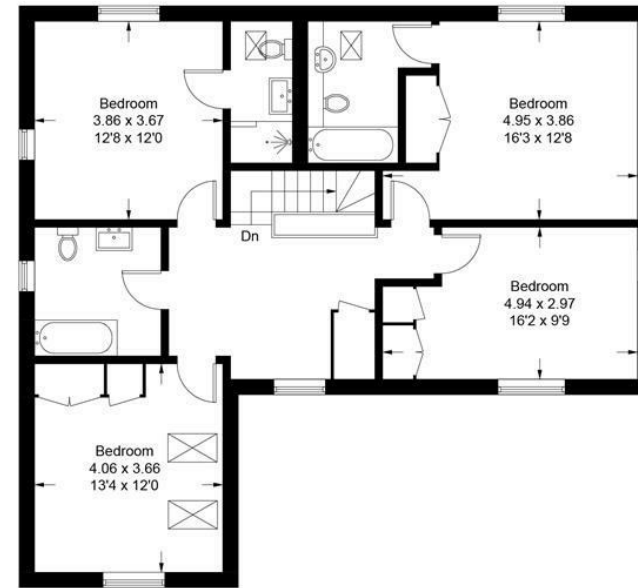
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Approximate Gross Internal Area = 230.6 sq m / 2482 sq ft  
(Including Garage)



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. (ID1122743)  
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