



6 Chestnut Place, Ashted, Surrey, KT21 2DY

Asking Price £1,250,000





- DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM & UTILITY
- FIVE BEDROOMS, TWO EN-SUITE
- FAMILY BATHROOM
- CUL-DE-SAC LOCATION
- THREE RECEPTION ROOMS
- CLOAKS CUPBOARD & CLOAKROOM
- LANDSCAPED GARDENS
- GARAGE & DRIVEWAY
- CLOSE TO VILLAGE AMENITIES



## Description

This rarely available and beautiful family home built by Berkeley Homes in 1994 is situated within a highly desirable development of just six properties.

A substantial front entrance door takes you into the reception hall which has a built-in cloaks cupboard, cloakroom and door to garage. The sitting room enjoys a double aspect with feature fireplace and doors onto the patio. Double doors from the hall lead to a separate dining room in addition to a useful study/family room. The fitted kitchen/breakfast room overlooks the garden and has a hob with extractor hood over, oven and separate oven/grill. This leads into the utility room which allows ample space for white goods and a part glazed door leads to the garden. On the first-floor is a principal bedroom with built-in wardrobes and en-suite bathroom with separate shower cubicle. Bedroom two also benefits from an en-suite shower room and three further bedrooms are complimented by a family bathroom with separate shower cubicle.

Outside the front garden is landscaped with box hedging, lawn and shrubs whilst driveway parking provides level access to the integral double garage with remote control up and over door. A side entrance takes you to the beautifully landscaped rear garden which is laid to lawn with mature hedging, a south easterly aspect wrapping around two sides of the property and patio area. The property also benefits from sensor operated outside lighting.

N.B- There is a right of way across the driveway shared with no. 4 and no. 8.

## Situation

The property is situated in a sought after residential cul-de-sac convenient for both Ashted village and main line railway station the latter providing fast and frequent services to Waterloo, Victoria and London. Highly regarded schools both state and private, which include Downsend and St.

Andrew's are nearby.

Shopping facilities close to hand include independent retailers on The Street in Ashted, Craddocks Parade and more comprehensive shopping facilities based in the nearby towns of Leatherhead and Epsom.

Excellent road and rail links can be found nearby and include mainline stations at Ashted and

Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is with easy reach and provides access to Heathrow and Gatwick International Airports.

The area abounds with plenty of Greenbelt countryside within walking distance, ideal for mountain biking and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Countryclub at Woodcote.

**Tenure**

Freehold

**EPC**

D

**Council Tax Band**

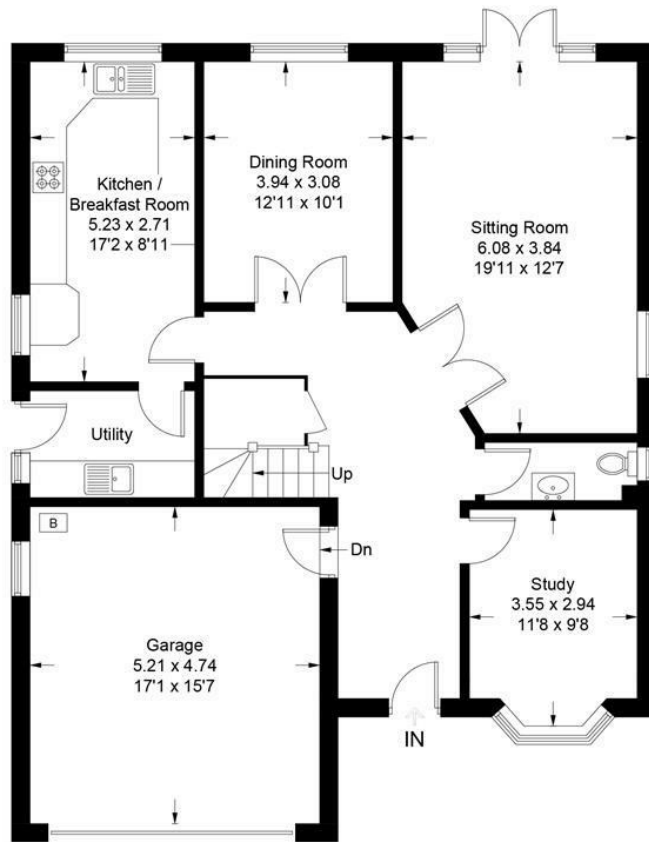
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**Private Road Charge**

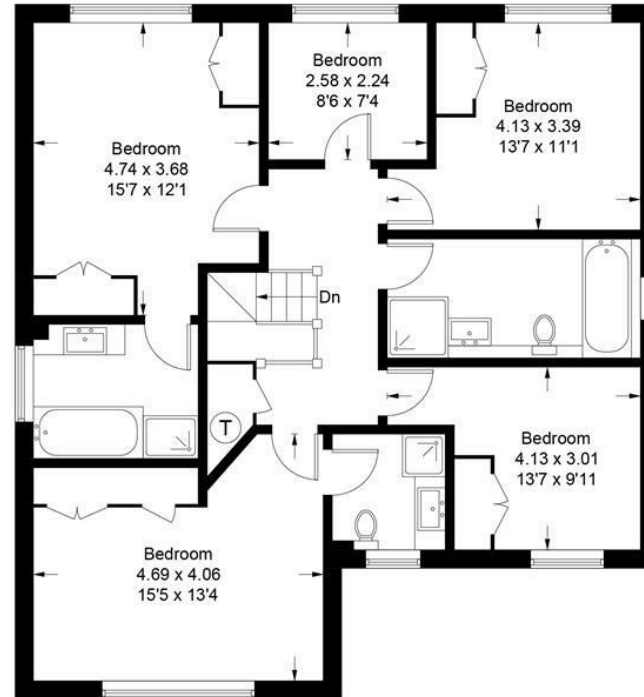
£250 per annum (changeable)



Approximate Gross Internal Area = 211 sq m / 2271 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. (ID1085961)

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