



1 Langwood Close, Ashted, Surrey, KT21 1RL

Price Guide £895,000



- DETACHED FAMILY HOME
- GATED DEVELOPMENT
- FOUR BEDROOMS & TWO BATHROOMS
- CONSERVATORY
- GARAGE/STORE & DRIVEWAY
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO ASHTEAD PARK
- EXCELLENT LOCAL SHOPS
- CLOSE TO GOOD TRANSPORT LINKS
- UNSPOILT COUNTRYSIDE NEARBY

## Description

This lovingly maintained, well presented detached family home, built by Laing Home, is situated in a select gated development.

From the front garden, a path leads to the front door with storm porch over. The welcoming entrance hall leads to the living room, kitchen and a cloakroom. The well presented living room enjoys a bay window to the front, a feature fireplace and has double doors leading to the dining room, with doors to both the kitchen and garden. The kitchen provides a range of wall and base units with complementary worktops over and a range of integrated appliances, leading to a utility room with further wall and base units, and door to the garden.

From the spacious galleried first floor landing are four bedrooms, three double and one single, the principal boasting an ensuite shower room and built in wardrobes. The remaining bedrooms provide ample space for freestanding furniture and are served by a family bathroom featuring bath and separate shower.

Outside. The much loved rear garden is enclosed by panel fencing with mature borders providing a good deal of privacy. It is mainly laid to lawn with a patio, ideal for al fresco dining, and is complemented by side access, which leads back to driveway parking and the remainder of the garage/external store with up and over door.

## Situation

The property is located close to excellent local shops, bus routes and Ashtead's mainline station with services to London Bridge, Waterloo and Victoria. The area abounds in a wealth of open unspoilt countryside close to hand, much of which is Green Belt and National Trust owned.

Ashtead Village shops and amenities are located close by and provide a good range of independent retailers including a good choice of butchers, greengrocers, bakers, cafés and restaurants. Both the larger towns of Epsom and Leatherhead are a few miles distant in either direction and provide more comprehensive shopping facilities.

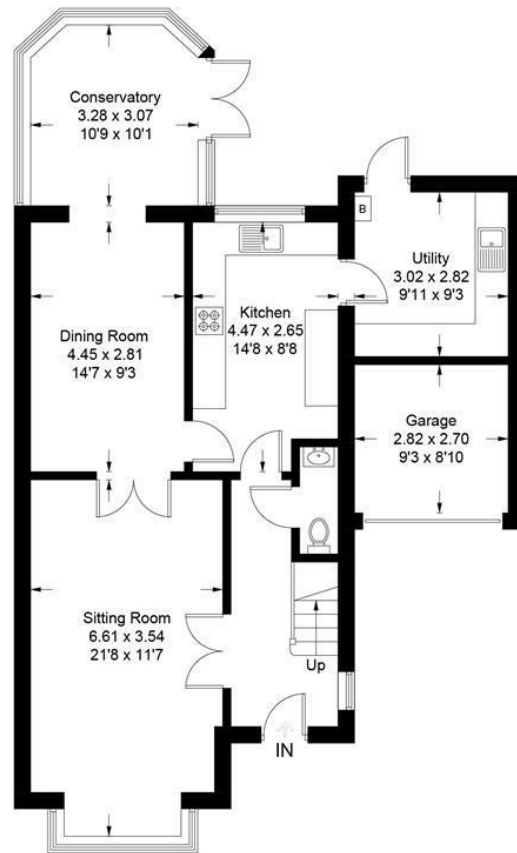
A choice of recreational pursuits nearby includes Ashtead Squash and Tennis club, the RAC Club at Epsom and Tyrrells Wood Golf Club at Leatherhead.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	F

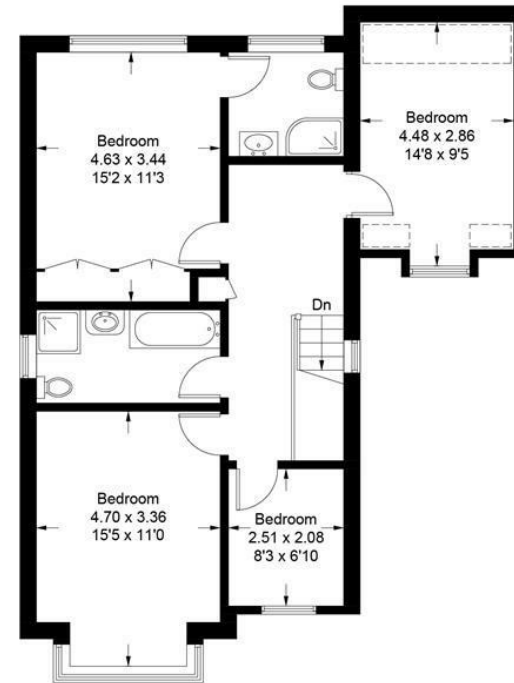


Approximate Gross Internal Area = 149.7 sq m / 1611 sq ft  
Garage = 7.6 sq m / 82 sq ft  
Total = 157.3 sq m / 1693 sq ft

 = Reduced headroom below 1.5m / 5'0



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. (ID1138660)

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66 Tudor House, Ashted, Surrey, KT21 1AW  
Tel: 01372 271880 Email: [ashted@patrickgardner.com](mailto:ashted@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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