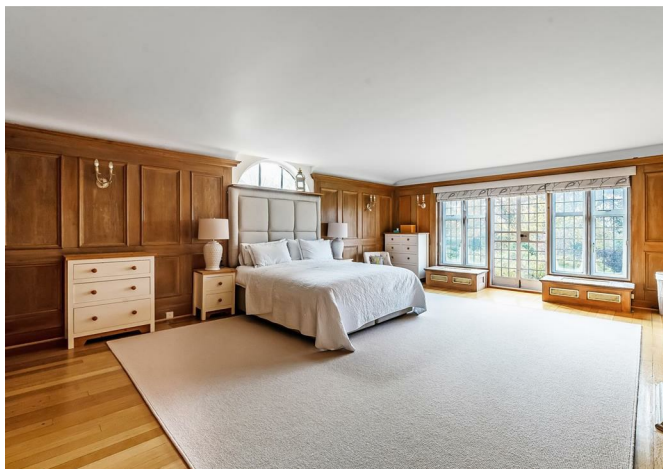




4 Agates Lane, Ashted, Surrey, KT21 2NF

Guide Price £1,995,000





- 3942 sq ft DETACHED CHARACTER HOME
- CLOAKROOM & SEPARATE UTILITY ROOM
- IMPRESSIVE PRINCIPAL BEDROOM SUITE
- STYLISH BATHROOM SUITES
- 0.59 MILES TO MAINLINE STATION
- FOUR RECEPTION ROOMS
- STRIKING KITCHEN/BREAKFAST/DINING ROOM
- FOUR FURTHER BEDROOMS & LOFT ROOM
- SOUTH WESTERLY GROUNDS OF 0.51 ACRES
- GENEROUS DRIVEWAY & GARAGE



## Description

This extended, elegant family home has been the subject of considerable expenditure by the current owners, and now provides luxury family accommodation. An inviting entrance hall, with cloakroom and under stairs storage leads through to a spacious double aspect sitting room with fireplace, French doors to the garden then through to an impressive drawing room with Inglenook fireplace, period panelling and a separate study with storage cupboard off. From here, is a staircase leading to the principal bedroom suite. Furthermore, downstairs, there is a family room and a separate generous, bright open plan kitchen/dining room with an island, roof lantern, some of which enjoys underfloor heating. The kitchen comprises a range of storage cupboards, a butlers sink, a wine fridge, an integrated dishwasher and space for both a range cooker and an American style fridge/freezer. A utility room complements this room and has doors to both front and rear gardens, as well as the integral garage.

Upstairs, the principal bedroom is a particular feature of this home with sophisticated wood panelling concealing; built-in wardrobes, an en-suite, the staircase down to the drawing room and a large dressing room. Four further bedrooms are complimented by a stylish family bathroom. A second floor provides a loft room with views over the impressive grounds. This room is well suited as play room or second office.

The grounds are a particular feature of this home and extend to 0.51 acres, with a south westerly aspect. Mainly laid to lawn with mature shrubs and trees lining the boundary, an extensive patio provides a sunny spot for alfresco dining with an impressive pergola framing a pathway towards the rear of the garden. The property further benefits from front and rear access to the garage, as well as side access leading to the front. The generous driveway provides parking for several cars.



## 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 Freeman'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	D
Council Tax Band	H

Approximate Gross Internal Area = 366.2 sq m / 3942 sq ft  
(Including Garage)



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. (ID1150228)  
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