



Calshot House 3 Kelmscott Place, Ashted, KT21 2HD

Asking Price £965,000



- DETACHED HOME WITH VIEWS TO REAR
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM & UTILITY
- TWO FURTHER BEDROOMS
- GARAGE & DRIVE
- CUL-DE-SAC LOCATION
- LIVING AREA & SEPARATE STUDY
- TWO EN-SUITE BEDROOMS
- FAMILY BATHROOM
- WALK TO MAINLINE STATION

Description

Built by Rectory Homes in 2008, this substantial detached home is nestled at the head of a cul-de-sac just 0.7 miles from Ashted mainline station.

A covered entrance porch leads through to a welcoming entrance hall with under stairs storage. The accommodation is open plan, enjoying countryside views, and consists of a generous living room with log burner & bi-fold doors leading through to a dining space with breakfast bar and fitted kitchen beyond. Conveniently, there is a separate utility room, cloakroom and further separate reception room ideal for a study or playroom.

Upstairs is well proportioned with two en-suite bedrooms and two further bedrooms served by a family bathroom. All of the bedrooms have built-in storage.

Outside, an impressive sandstone patio spans the width of the property providing ample space for entertaining with low maintenance planting and feature pergola area to the side. Steps lead down to the lower level, designed for ease of maintenance with post and rail fencing to enjoy the countryside views. Side access leads to the front with driveway leading to single garage.

Situation

The property is located in a sought after position near Ashted Common within an established residential cul-de-sac within easy reach of Ashted's mainline commuter station and acres of open green belt countryside.

There is an excellent choice of schools in the area for children of all ages, both State and Private.

A bus route together with excellent local shopping facilities at Craddocks Parade are within walking distance. Ashted Village which is about a mile away provides a further range of local shops and choice of bus routes serving major Surrey towns. More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant. Junction 9 of the M25 is within two miles of Ashted linking Heathrow & Gatwick airports together with the national motorway network.

The area abounds in a wealth of unspoilt Green belt countryside including the nearby nature reserve at Ashted Common and Ashted Park. Leisure facilities nearby include the RAC Golf & Country Club, Woodcote Park, Tyrrells Wood Golf Club in Leatherhead and the newly refurbished leisure centres at Fetcham Grove and Rainbow Centre, Epsom.

Tenure

Freehold

EPC

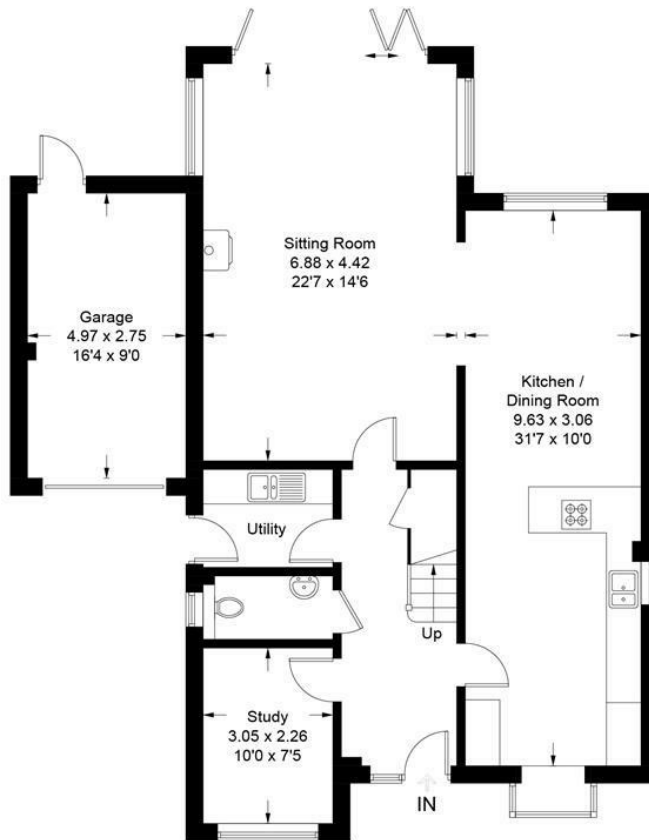
TBC

Council Tax Band

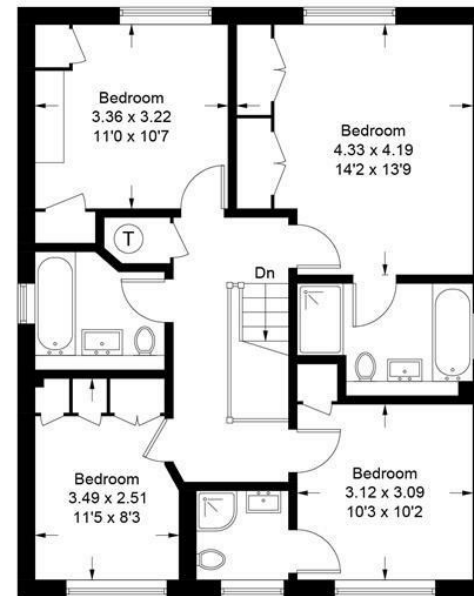
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Approximate Gross Internal Area = 161 sq m / 1733 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 174.7 sq m / 1880 sq ft



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. (ID1199055)
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