



12 Forest Way, Ashted, Surrey, KT21 1JL

Guide Price £849,950



- DETACHED EXTENDED FAMILY HOME
- THREE/FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- EXTENSIVE DINING/ENTERTAINING SPACE
- FITTED KITCHEN WITH ISLAND
- TWO OUTDOOR SEATING AREAS
- AMPLE DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES
- HIGHLY REGARDED SCHOOLS NEARBY
- TWO/THREE RECEPTION ROOMS

Description

The neat brick paved driveway leads to a covered porch opening into a bright hallway with cloakroom and doors to the reception areas. A spacious open plan reception room to the rear extends the whole width of the property and provides entertaining space for dining and relaxing with plenty of natural light from bi-fold doors and roof lights. The kitchen features ample wall and base units with double oven with extractor over and integrated appliances and useful island and door to the side. There are two further separate reception rooms, one a living room and the other a study or alternatively bedroom four with en-suite.

On the first-floor one of the double bedrooms benefits from a en-suite with the further two double bedrooms served by a family bathroom with overhead shower.

Outside the rear garden has been meticulously landscaped to comprise; mature flower beds leading from the spacious patio area with specimen shrubs and trees neatly framing the lawn. A further patio to the rear of the garden extends the full width and benefits from a useful summer house, shed and covered storage area. Side access leads to the driveway which provides parking for two cars.

Situation

Conveniently situated in this popular well established residential road within walking distance of local shops at Craddocks Parade, bus route and Ashted's main line station. The latter provides fast and frequent services to London Waterloo & Victoria. Highly regarded local schools nearby include Rosebery School for girls and The Greville Primary School.

Acres of unspoilt open green belt countryside are nearby providing ideal walking, riding & cycling pursuits and the nature reserve at Ashted Common & Ashted Park. Leisure facilities nearby include Ashted's cricket & bowls club, a squash club, the RAC at Woodcote Park, Tyrrells Wood Golf Club in Leatherhead and refurbished leisure centre at Fetcham Grove. Ashted village is just under a mile away providing further excellent local shops and more comprehensive shopping, cinema, theatre etc., can be found in neighbouring Leatherhead and Epsom.

Tenure

Freehold

EPC

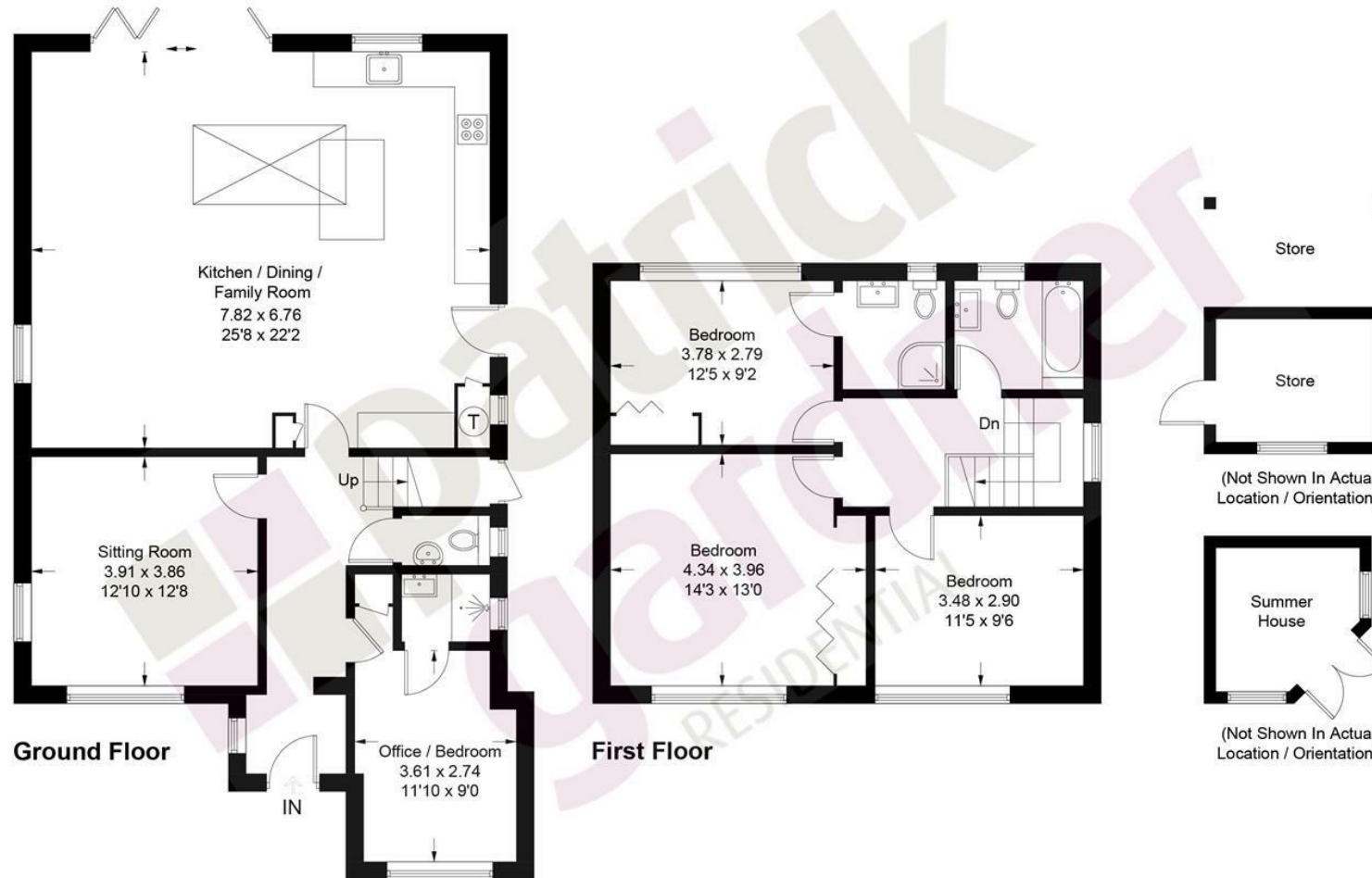
C

Council Tax Band

F



Approximate Gross Internal Area = 151.2 sq m / 1627 sq ft
Outbuilding = 10.9 sq m / 117 sq ft
Total = 162.1 sq m / 1744 sq ft



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. (ID1233415)

www.bagshawandhardy.com © 2025

66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

