



**patrick
gardner**
RESIDENTIAL

Antares 31 Grays Lane, Ashtead, Surrey, KT21 1BZ

Guide Price £2,500,000



- DETACHED RESIDENCE IN PRIVATE ESTATE
- APPROACHING 4000 SQFT
- KITCHEN/BREAKFAST ROOM
- FIVE BEDROOMS, THREE EN-SUITE
- AMPLE DRIVEWAY PARKING
- GATED GROUNDS OF 0.42 ACRES
- SIX SEPARATE RECEPTION ROOMS
- TWO CLOAKROOMS & UTILITY ROOM
- FAMILY BATHROOM
- INTEGRAL TWIN GARAGE

Description

Offering nearly 4000sqft of accommodation, Antares is an imposing detached residence located in one of Ashtead's premier addresses with grounds of 0.42 acres.

Shallow entrance steps lead to a covered storm porch and front door with impressive tiled hallway, walk-in cloaks cupboard and w.c. beyond. Downstairs, the property benefits from six separate reception rooms including; drawing room, dining room, sitting room, two separate offices and a family/games room. The vaulted family/games room is a particular feature with views over, and doors on to, the garden. Conveniently, it is located adjacent to the kitchen/breakfast room which is complemented by a separate utility room with additional w.c within. Stairs lead to a bright and generous first-floor galleried landing, currently used as a relaxed reading area, with accommodation comprising five bedrooms in total, three of which are en-suite. The principal bedroom suite is the largest, and enjoys use of a dressing room in addition to an en-suite bathroom. Just two of the five bedrooms are served by a family bathroom.

The grounds are set within electric entrance gates, and total nearly half an acre. The rear garden is mainly laid to lawn with mature trees lining the boundary for privacy. To the rear, there is a decked entertaining area catching the afternoon and evening sun and allows space for table and chairs along with solid base for a hot-tub. An African-style covered seating area also known as a 'Lapa' provides an all-weather space to relax with friends and family. A side entrance leads to the secluded front garden, which is currently used as a kitchen garden with raised beds for planting produce. A gravel driveway, with space for several cars, leads to integral twin garages.



Situation

This highly desirable location is situated on the south side of the village just over half a mile (0.55miles) away from a superb mix of local independent retailers plus Marks & Spencer Food Hall, providing an excellent choice of everyday shopping facilities.

Local schooling, including the renowned City of London Freemen's and St. Giles Infant School, are both within a short walk of the property.

The tranquil Ashtead Park and ponds are nearby, ideal for leisurely walks. In addition, churches, sports clubs, doctors surgery and Library are also available locally.

A footpath at the end of the road leads to Ashtead woods, with onward country walks to Headley Heath, Epsom Downs, Box Hill, and the Surrey Hills, designated an Area of Outstanding Natural Beauty.

Ashtead mainline station is also within walking distance and offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to both Heathrow and Gatwick airports.

Tenure

Freehold

EPC

C

Council Tax Band

H

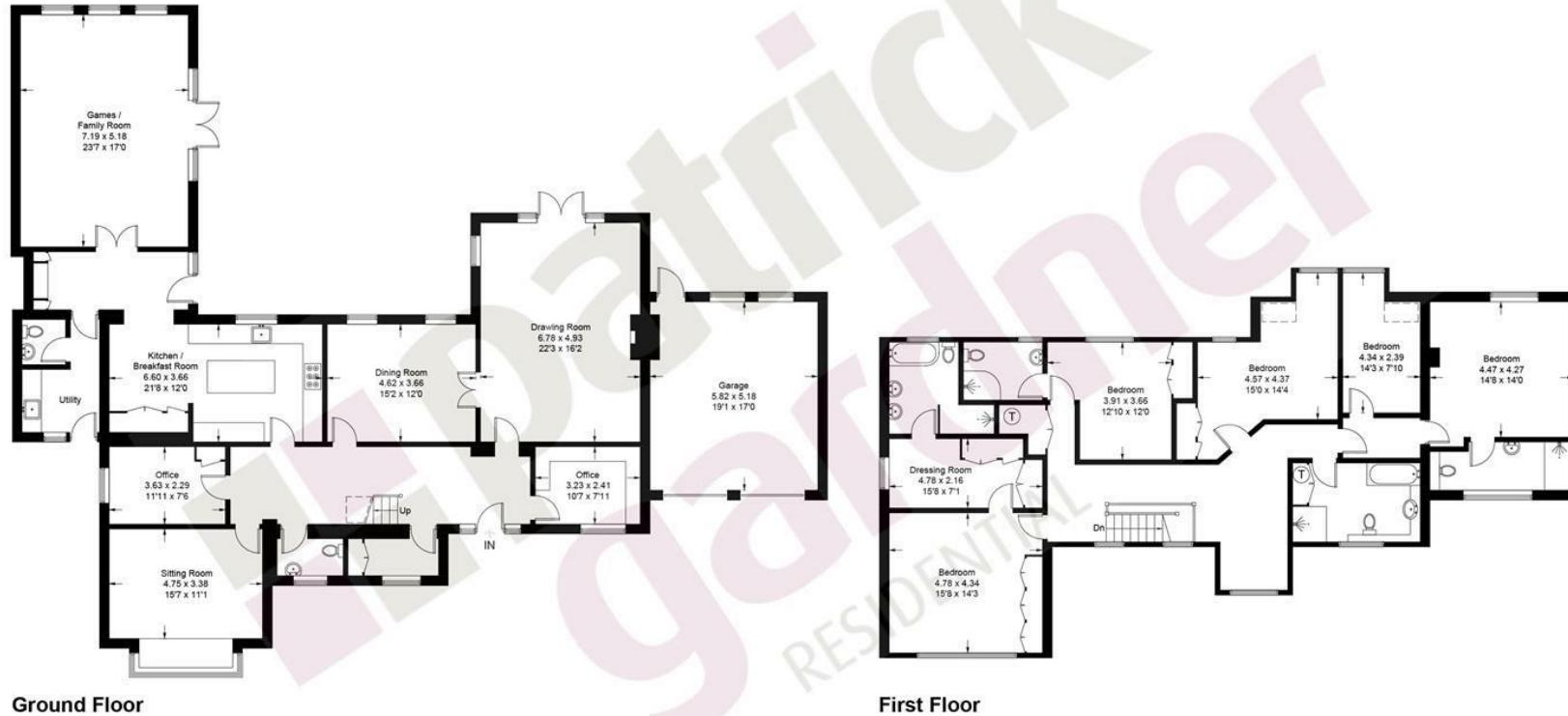
Estate Charge

£300.00 per annum



= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 362.6 sq m / 3903 sq ft
Garage = 30.5 sq m / 328 sq ft
Total = 393.1 sq m / 4231 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. (ID1242244)

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