



Langley House Rookery Hill, Ashted

Guide Price £2,000,000



Langley House Rookery Hill

Ashtead, Ashtead

Cairds Estate Agents are delighted to introduce, with NO ONWARD CHAIN, this CHARACTERFUL & EXTENDED 1920's five bedroom family residence, enviably positioned in the private grounds Ashtead Park, opposite City of London Freemen's sports field and the historic Grade II Listed school, in Ashtead Park.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- NOT ON THE MARKET FOR 52 YEARS
- ENVIABLY POSITIONED WITHIN THE 60 ACRE PRIVATE GROUNDS OF ASHTEAD PARK
- DETACHED WITH FIVE BEDROOMS
- HUGE SCOPE TO EXTEND & ENHANCE (STPP)
- CARRIAGE DRIVEWAY WITH INTEGRATED GARAGE
- SITS OPPOSITE CITY OF LONDON FREEMEN'S PRIVATE SCHOOL
- SHORT WALK TO THE MAINLINE TRAIN STATION
- OUTSTANDING PRIVATE SCHOOLS CLOSE BY
- APPROXIMATELY 0.42 ACRE PLOT



Rookery Hill, Ashted, KT21

Approximate Area = 2760 sq ft / 256.4 sq

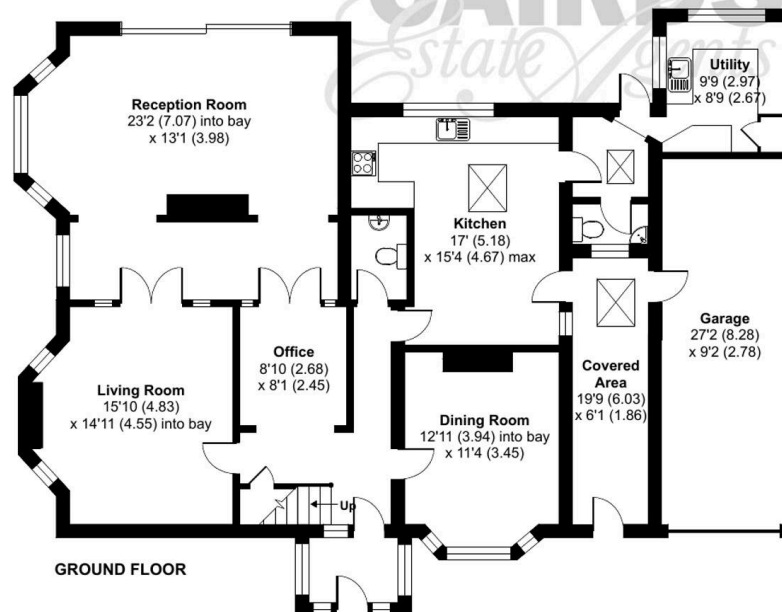
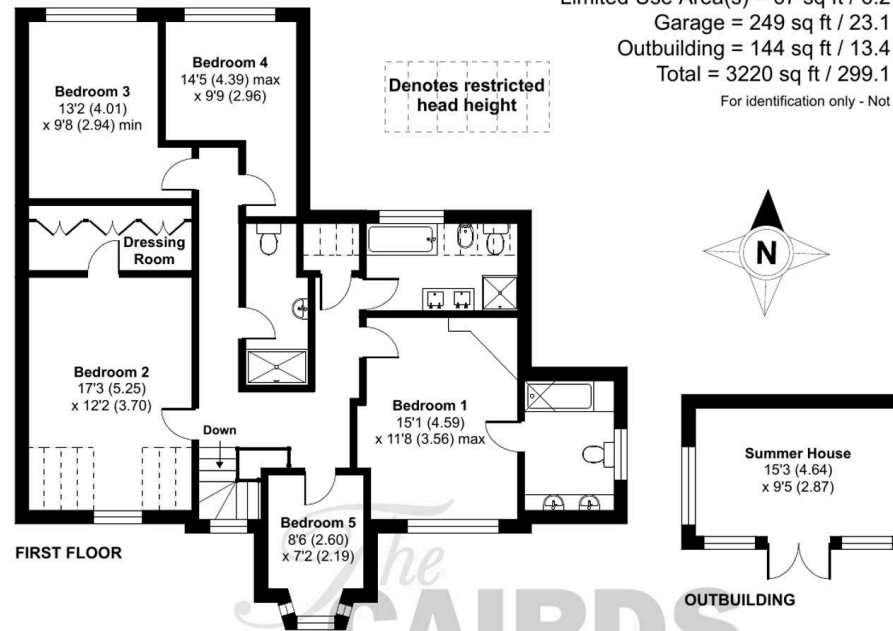
Limited Use Area(s) = 67 sq ft / 6.2 sq m

Garage = 249 sq ft / 23.1 sq m

Outbuilding = 144 sq ft / 13.4 sq m

Total = 3220 sq ft / 299.1 sq m

For identification only - Not to scale





GARDEN

GARAGE

Single Garage

DRIVEWAY

6 Parking Spaces





Cairds The Estate Agents – Ashtead

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