



10 Cherry Orchard, Ashted, KT21 1HS
Guide price £1,500,000



NO ONWARD CHAIN. A spacious detached family home in one of the most sought-after roads in Ashtead. Available for the first time in over 50 years this property offers huge potential for modern family living. Cherry Orchard is a delightful, leafy cul-de-sac with wide verges and a feature central road island. Ideally located on the South/West side of Ashtead, close to all the amenities.

The large plot offers plenty of potential to extend (STPP) but the house currently benefits from a spacious entrance hall, three good sized reception rooms, a sunny kitchen overlooking the rear garden and a large internal garage all on the ground floor. Upstairs the impressive galleried landing leads to four double bedrooms, the family bathroom and a generous en-suite to the master bedroom.

The rear garden is secluded, mature and backs Southerly with full width patio and space on either side of the house. To the front is a sweeping in/out driveway with extensive lawn areas setting the property some way back from the road.

Ashtead village provides an excellent range of local shops including an M&S local. The area generally is very well served for pubs, cafes and restaurants while Ashtead Park Garden Centre is just round the corner with its hugely popular Olive Tree Café/Restaurant.

Ashtead Mainline train station is approximately 1.75 miles away with regular commuter services to Waterloo and Victoria.

Schooling in the area is superb with an excellent choice of private schools

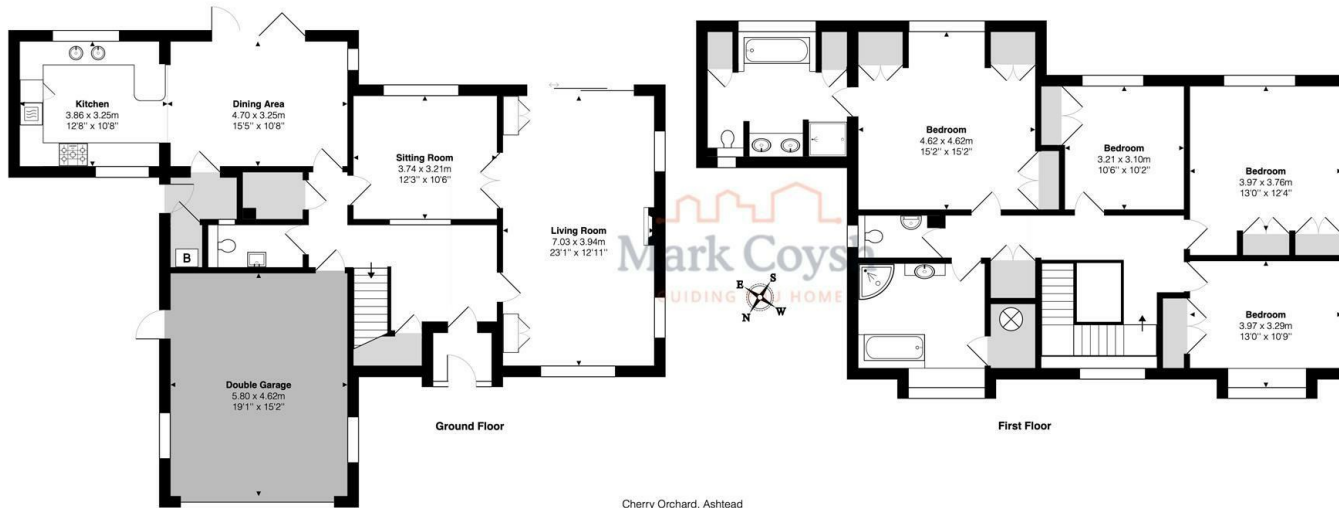




including City of London Freeman's, Downsend, Epsom College and St John's in Leatherhead. State education is covered by St Andrew's, St Giles primary, Greville and West Ashted (these schools are subject to catchment and criteria). Less than a mile away is the RAC Country Club at Woodcote Park, features two 18-hole golf courses, squash and tennis courts, a gym, an indoor swimming pool, restaurants, bars and accommodation.

The M25 and A3 are easily accessible providing access to central London and the airports





Cherry Orchard, Ashted
 Total Area: 238.3 m² ... 2565 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		