



**23 Stag Leys, Ashted, KT21 2TD**  
**Guide price £910,000**



A characterful detached family home offering flexible space throughout and with huge potential to extend and improve (stpp), located in a quiet residential backwater, whilst being in easy reach of the sought after local schools and abundant amenities.

The ground floor includes a charming entrance hallway, a fitted kitchen with side access, and a formal dining room with beamed ceiling and original wooden flooring. This leads to a generous full-width living room with French doors to the garden and a gas fireplace. There is also a separate sitting room with open working fireplace.

Upstairs there are four bedrooms, a family bathroom and access to a boarded loft. The principal bedroom currently has a shower fitted to one corner; however, the room is such a good size that an official en suite bathroom could be fitted. The second bedroom has a side window, while the third and the fourth bedroom (which is double aspect) both have feature triangular oriel windows.

The rear garden is a fantastic length with a paved patio, large lawn section, side access to the front, multiple sheds, the largest of which is 20' x 10' divided into a store room and workshop with power and cabled internet. The garden also features mature planted borders, a walkin chicken run, a greenhouse and rear access to a private permissive footpath leading onto a local bridle path with walks to Ashted, Leatherhead, Headley, Langley Vale, Epsom Downs and beyond.

Junction 9 of the M25 is just down the





road and Ashted mainline station with direct links to Waterloo, Victoria and London Bridge is about 1½ miles away. West Ashted, St Andrews, St Peters, Downsend, St Johns and Therfield Schools are all within walking distance while The Greville, The City of London Freeman's schools are also close by.

Ashted has a number of local sporting and social clubs, three pubs, coffee shops, a fish mongers, three butchers an M&S Foodhall, a greengrocers, multiple doctors, dentists and pharmacies.

Approx Gross Internal Area  
138 sq m / 1487 sq ft

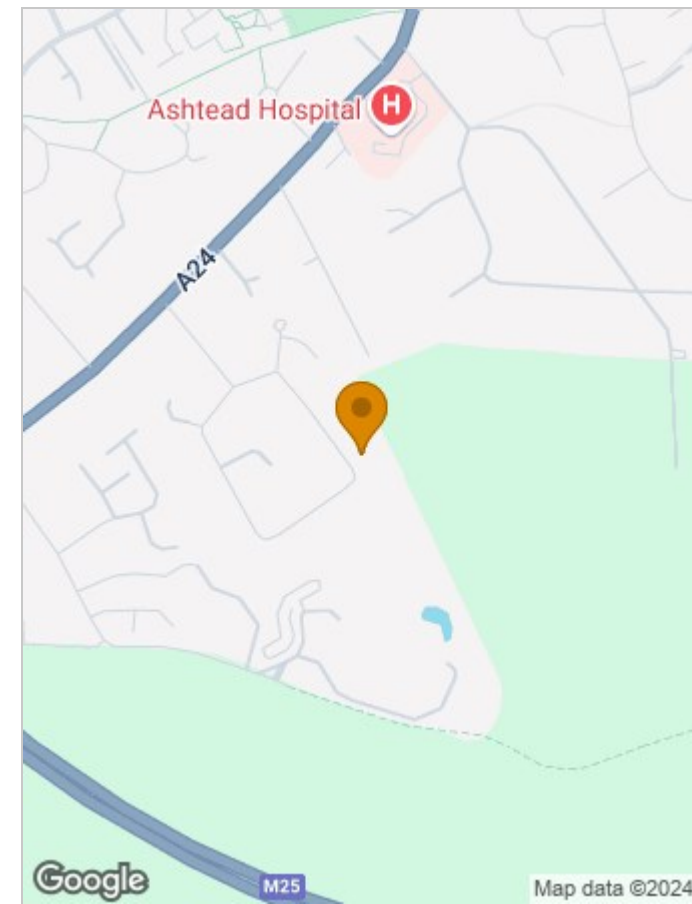


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.

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.



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

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