



45 Leatherhead Road, Ashted, KT21 2TP
Guide price £985,000



A detached and characterful, double bay fronted family home keenly positioned close to the Ashted Village amenities, the areas most sought after state and public schools and only a short drive to the mainline station and Junction 9 of the M25.

A large driveway, capable of parking multiple vehicles gives way to a characterful covered porch and the original Oak front door opens into a spacious entrance lobby, which sets the tone for whats to come.

This characterful residence boasts a generous formal dining room with feature fireplace and Oak flooring, a great size living room with high ceilings and wood burning stove, a light bright garden room overlooking the garden, a downstairs cloakroom and the former garage has been converted into a home office but could easily also function as a play room, gym or even a ground floor bedroom. The downstairs layout is concluded with a modern fitted kitchen/breakfast room, which could easily be extended and open planned (stpp) to the rear if that is on your wish list.

A galleried first floor landing gives way to four really well proportioned bedrooms and a family bathroom bathed in natural light. There is also potential to add an en suite to one of the bedrooms with some clever input from an architect. A loft hatch with ladder leads into a large boarded loft space, currently used for substantial storage, however, this area could be developed further if required (stpp).

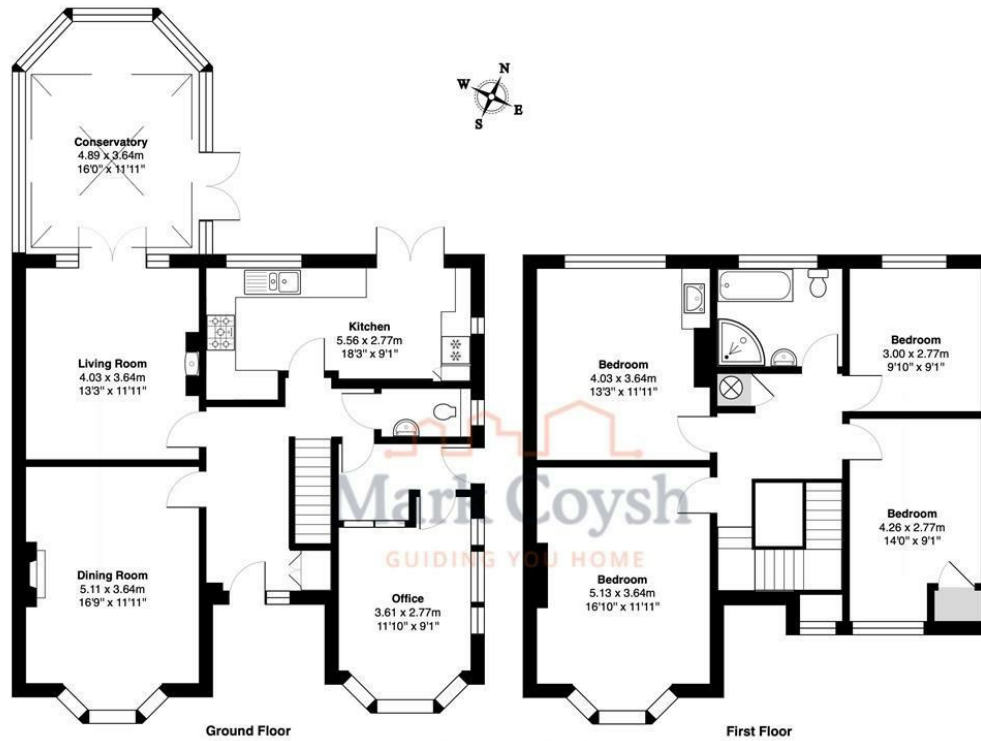
The rear garden has been beautifully established over the decades and includes an elevated patio area, a large





lawn section, mature planted borders, two summer houses, a rear patio seating area and side access to the front.

Ashted is renowned for its welcoming village feel, whilst at the same time being extremely well connected. There are regular bus services linking to Leatherhead, Epsom and beyond. The A24, A217 and A3 give access back into the city and the other direction to the coast. Gatwick and Heathrow Airports are also within a comfortable drive away



Leatherhead Road, Ashted

Total Area: 168.9 m² ... 1818 ft²

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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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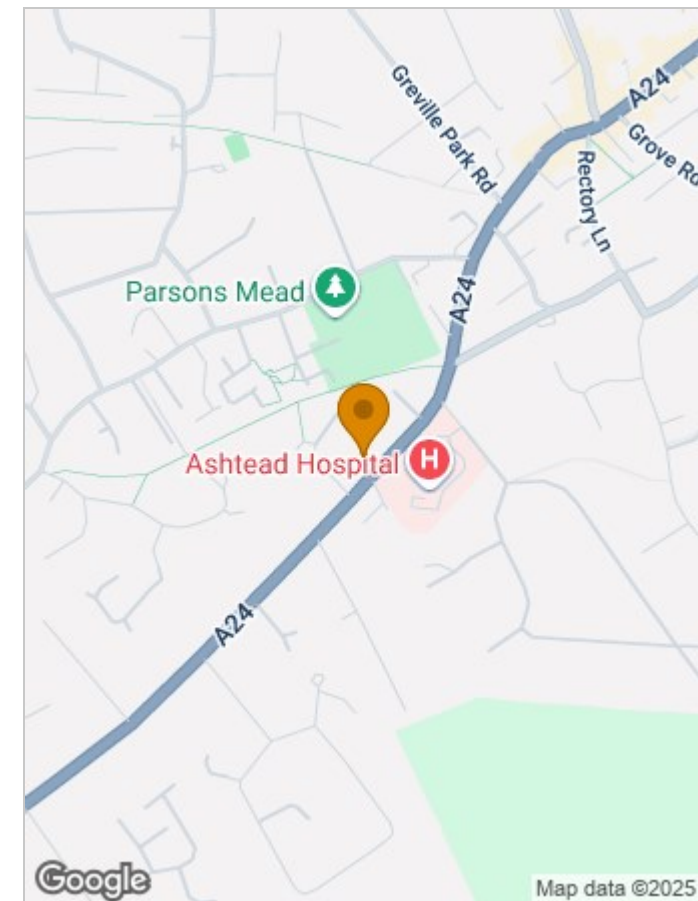
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Viewing

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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		63	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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