



Park Lane, Ashted **KT21**



Property for sale in Ashtead

An elegant 1930's family home situated in south facing grounds approaching an acre and adjacent to City of London Freeman's School.

The grounds are a stunning feature of the property with the front of the property approached along a private gated drive, bordered with stylish topiary hedging. The mature gardens are set into rooms with mature shrubs and plants throughout. The rooms include a formal garden set around the pool and terrace with covered pergola and pool house, a hidden woodland area to the rear, a large courtyard accessed from the kitchen/family room, and an orchard with various fruit trees and a green house. The main garden is separated by a wall to a large flat lawned garden with further mature seasonal planting around the borders.

Clare Lodge is presented in immaculate condition and offers generous room proportions throughout. Set across three floors and offering the perfect balance for family living with six bedrooms, five bathrooms (three ensuite), five ground floor reception rooms and a stylish Martin Moore kitchen. In addition there is a first floor cinema/games room with a separate staircase to the family room and kitchen. The top floor provides a ideal teenager or au-pair suite.

Tenure: Freehold

Council Tax Band: H

Local Authority: Mole Valley District Council



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Ashted village is just a short distance away which provides an excellent range of local shops including a bakers, fishmongers, florist and organic greengrocers. It also has a local M&S, Co-op, post office and two pubs as well as a number of cafes and restaurants. The train station is approximately 1.5 miles away which offers services to Waterloo and Victoria.

Schooling in the area is superb with an excellent choice of private schools including CLFS, which borders the house, Downsend, Epsom College, St John's, Box Hill School, Kingswood House. State education is covered by St Andrew's (Catholic), St Giles C of E and West Ashted primary .

Epsom town centre is located within a few miles which also has an excellent range of shops and everyday stores along with The Ashley Centre. Epsom high street also has a variety of restaurants, pubs and coffee shops and an Odeon cinema. Dorking, Guildford and Kingston are within easy reach.





Between Ashted and Epsom is the RAC at Woodcote Park, set in 350 acres of beautiful Downs countryside, features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars and accommodation. The Beaverbrook estate with its stunning country house set within its own 470 acre estate is conveniently located and has become renowned as one of Surrey's best destinations for a family getaway. The estate offers a hotel, dining, spa and 18 golf course. Local family activities include Chessington World of Adventures (approximately 10-15 minute drive away) and Farm and Bocketts Farm. There is also extensive walking through beautiful countryside and a number of pretty local villages around Headley Heath and Box Hill. The M25 and A3 are easily accessible providing access to central London, Guildford and the South, Heathrow and Gatwick Airports.

Ashted village 1 mile

Ashted train station 1.5 miles

M25 (J9) 1.5 miles

Epsom 2 miles

Dorking 7.5 miles

Central London 20 miles.

All distances are approximate.

Please check catchment areas and entry requirements for all schools stated.













This plan is for guidance only. Not drawn to scale unless stated. We do not warrant the accuracy of the plan.
 Measurements of dimensions, shapes and corners have been taken below making decisions and not upon them.

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