

Rookery Hill, Ashted **KT21**





Property For Sale in Ashtead Park

A 1920's five bedroom family home located in the heart of Ashtead Park overlooking the grounds and historic Grade II Listed mansion that is now the City of London Freeman's School.

The White House sits on a deep, wide plot and offers scope to extend and improve (subject to obtaining the usual consents) and is located in private grounds of 0.55 acres within the 60 acre parkland setting.

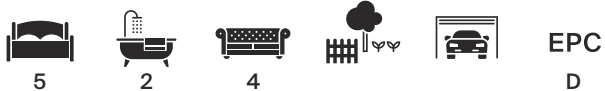
Schooling in the area is superb with an excellent choice of private schools including City of London Freeman's located directly opposite, Downsend, Epsom College, St John's, Box Hill School, Kingswood House. State education is covered by St Andrew's (Catholic), St Giles C of E and West Ashtead primary.

Ashtead 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.

Tenure: Freehold

Council Tax Band: H

Local Authority: Mole Valley District Council





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, a variety of restaurants, pubs and coffee shops and an Odeon cinema. Cobham, Dorking, Guildford and Kingston are within easy reach.

The RAC Woodcote Park, set in 350 acres of beautiful Downland countryside, lies between Ashted and Epsom and 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 an 18-hole golf course.

Local family activities include Chessington World of Adventures (approximately 10-15 minute drive away), Hobbledown Farm and Bocketts Farm. There is also extensive walking, horse-riding and cycling through beautiful countryside and a number of pretty local villages around the Surrey Hills, 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 0.75 miles, Ashted train station 1.75 miles, Epsom 2.5 miles, M25 (J9) 4 miles, Cobham 7 miles, Dorking 8 miles, Central London 20 miles

All distances are approximate.

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









Approximate Gross Internal Area
 Main House 2912 sq. ft./ 270.52 sq. m
 Garage 450 sq. ft./ 41.84 sq. m
 Outbuildings 297 sq. ft./ 27.57 sq. m
 Total 3659 sq. ft./ 339.93 sq. m



This plan is for guidance only. It is not to be used as a substitute for a professional survey. We do not warrant the accuracy of this plan.
 please check all dimensions, shapes and complete bearings before making decisions related upon them.

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