



## LITTLE OAKS

Chalk Lane, Ashted, Surrey, KT21







# AN IMMACULATELY PRESENTED & FULLY RENOVATED FAMILY HOME

Finished to a superb specification throughout with six bedrooms, four bathrooms and six reception including a self contained annex with separate front door and staircase.



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EPC

C

Local Authority: Mole Valley Borough Council

Council Tax band: H

Tenure: Freehold

Guide price: £2,950,000



## FINISHED TO A SUPERB SPECIFICATION INCLUDING:

- Windows and doors from The Heritage Window Company
- Underfloor heating across the ground floor
- German-made kitchen from Kitchen Connection of Ascot
- Siemens and Italian Barazza appliances
- Solar panels and storage
- Amtico flooring
- Bathrooms and patio- Italian porcelain tiles from World's End Tiles











## LOCATION DETAILS:

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 baker's, 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.

Epsom town centre is located within a few miles and has an excellent range of shops and everyday stores. 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.



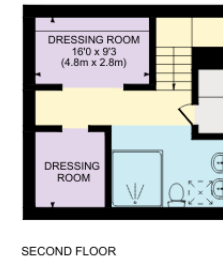
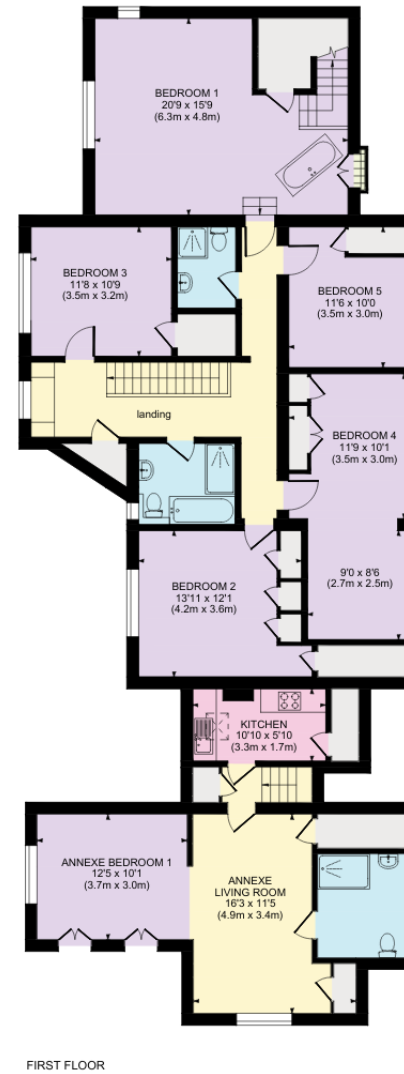
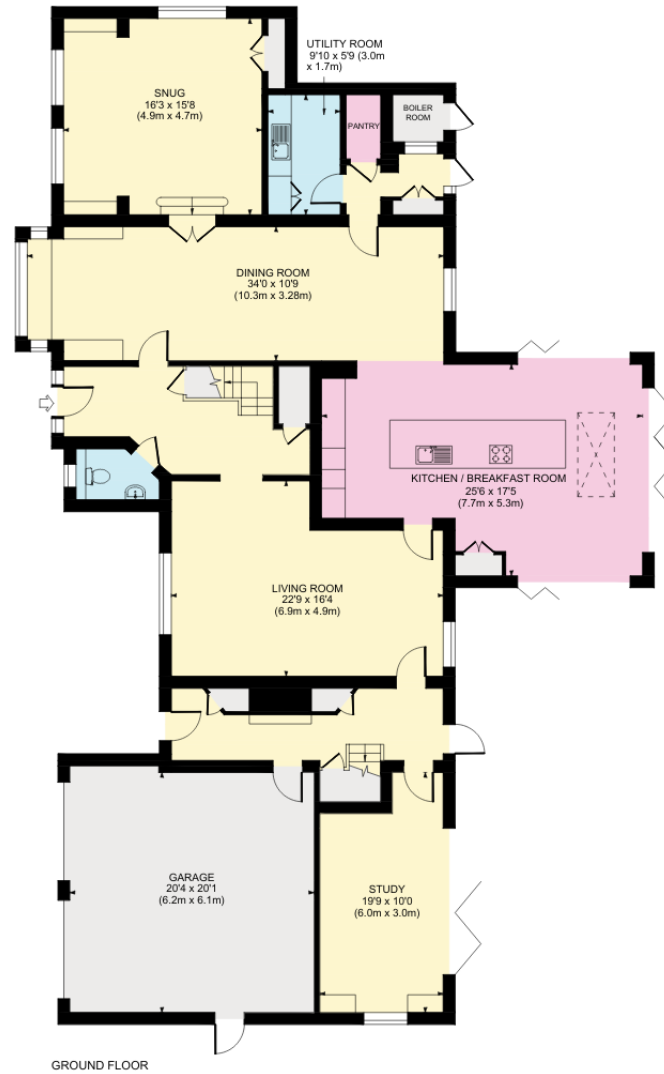












(Including Basement / Loft Room)  
Approximate Gross Internal Area = 4690 sq. ft / 435.70 sq.m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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