



The Warren, Ashted KT21 2SE

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The Warren

Ashtead KT21 2SE

Set in just over an acre of mature gardens complete with a tennis court, this substantial 1920's family home is nestled within The Warren private estate in Ashtead. Extended by the current owners, the characterful accommodation now comprises of five bedrooms, including a generous master suite built above a three car garage, a dual aspect living room, an open plan kitchen / breakfast room, a formal dining room and a family / games room. The house benefits from a flexible layout that could incorporate an annex.

Prestigious & Gated Private Estate

Acre Plot

Tennis Court

Triple Garage and Single Garage

Quick Access to Airports & London

Surrounded by Equestrian Fields

Southerly Aspect Garden

Sweeping Driveway

Near City of London Freeman's School, St John's and

Epsom College

EPC Rating: E





The ground floor accommodation includes a delightful 22'3 dual aspect lounge, a formal dining room plus a contemporary kitchen / breakfast room equipped with integral appliances. The family / games room off the kitchen leads to the wine store, single garage and second staircase to a further bedroom / second lounge. This area of the house could easily be used as an annex for the extended family. The ground floor also benefits from a cloakroom.

The main staircase leads to the principle bedroom suite with dual aspect windows, built in wardrobes, dressing area and a large ensuite bathroom. There are four further bright double bedrooms and three bathrooms.



The house sits within mature, expansive grounds of just over one acre. Entered along a sweeping driveway, there is extensive parking, a triple garage and a further single garage. The rear gardens enjoy a southerly aspect, and include lawns and a tennis court which has been re-laid and is fence enclosed. The property is bordered by mature trees and hedging, offering secluded vistas to enjoy and entertain.



Location

The Warren is a highly regarded, private road in Ashted village, which offers an excellent range of cafes, restaurants and independent shops, as well as high street favourites including an M&S Foodhall.

Schools

Hollybank is close to sought after state and private schools including City of London Freeman's, St. Andrew's Secondary, St. Peter's Primary, West Ashted Primary and Downsend.

Travel

The Warren is within easy reach of excellent transport links (A24 and M25 junction 9) and Ashted Station (direct services to Victoria and Waterloo in approximately 40 minutes).



Hollybank, The Warren, Ashted, KT21

Approximate Area = 3249 sq ft / 301.8 sq m

Garages = 1046 sq ft / 97.1 sq m

Total = 4295 sq ft / 398.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for V&H Homes. REF: 1134926

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