



Savanna, The Warren, Ashted KT21 2SL

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Savanna, The Warren Ashted KT21 2SL

Built by OCTAGON HOMES in 1995, this beautifully appointed five bedroom house with OUTSTANDING UNINTERRUPTED VIEWS over green belt land sits on a south facing plot of one acre. SAVANNA is a premium property renovated to an exacting standard by the current owners and further enhanced by the addition of a magnificent JULIUS BAHN oak-framed garden room. There is a detached triple garage and secure gated driveway with parking for multiple cars.

THE WARREN is an EXCLUSIVE, GATED, PRIVATE ROAD in SOUTH ASHTEAD close to Downsend, City of London Freeman's, St John's and is well placed for Epsom College and several excellent state schools. Access to Beaverbrook and RAC within a short driving distance.

Octagon Built 1995

Five Bedrooms

Three Bathrooms

Six Reception Rooms

Triple Garage

Scope to Extend in the Loft

Julius Bahn Garden Room

Traditional Lapa House and Garden Terrace

Exclusive Private Road

EPC Rating: C





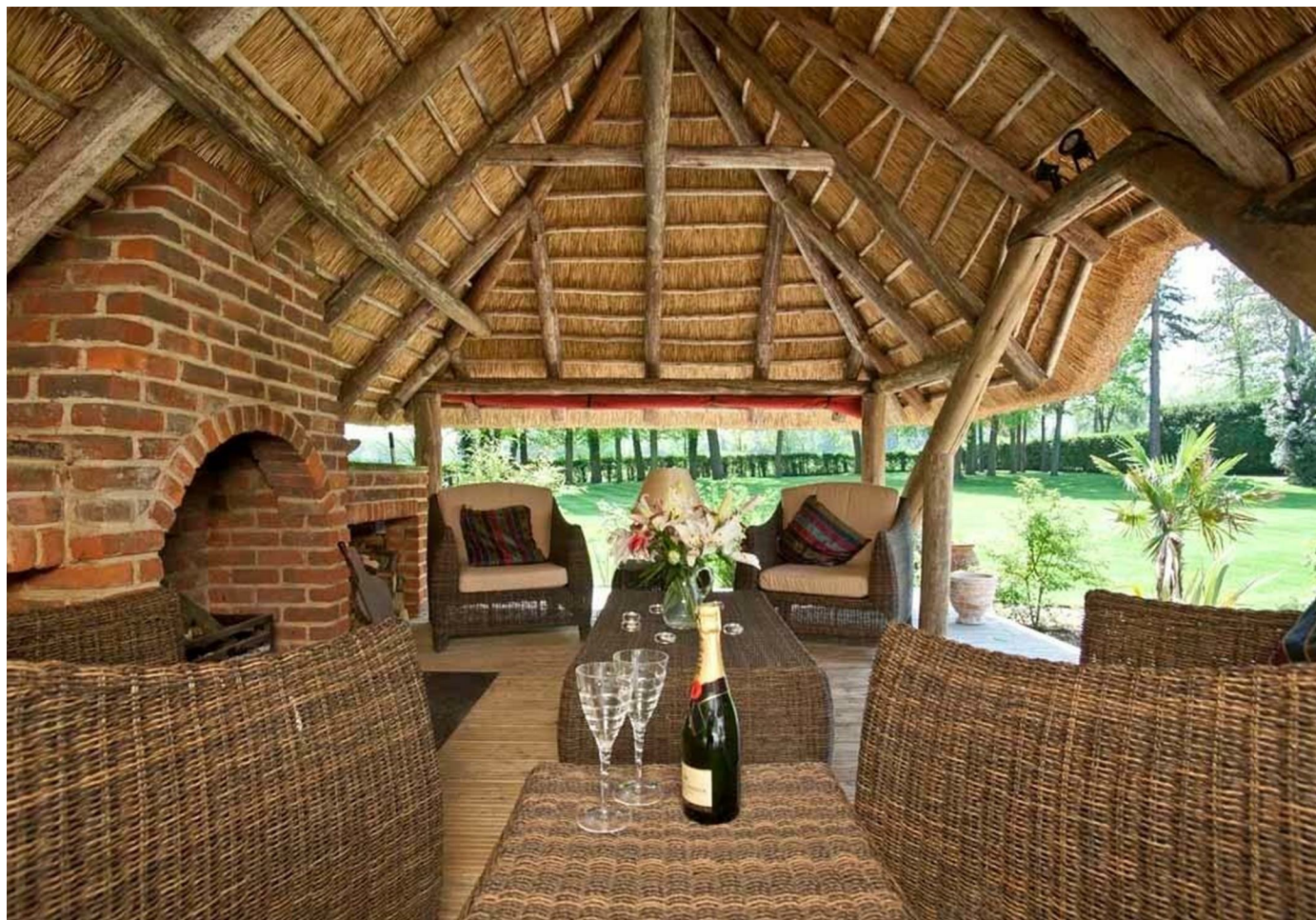
The downstairs accommodation includes three formal reception rooms, a fully integrated and open plan kitchen/breakfast room, a utility room, a fitted study and a snug and the impressive garden room. All formal receptions have glorious views over the rear garden and beyond. The garden room was built by Julius Bahn with Purbeck stone fireplace and log burner, bi-fold doors and panoramic views to bring the garden right into this wonderful family space.

The first floor offers two excellent bedroom suites, two further double bedrooms, a fifth single bedroom and a family bathroom. All ensuites and bathrooms are beautifully appointed and with underfloor heating. Many of the rooms have bespoke white hinged shutters including those on the magnificent floor to ceiling landing bay window. The generous loft space has previously had planning permission to extend to a further 800 SQ ft of accommodation with Juliet balconies to maximise the views.



The grounds are south facing and extend to approximately one acre of secluded gardens with boundary hedges and mature trees. There is an authentic Lapa house built of South African hardwood with a thatched roof sited on an elevated terrace in the garden with open fire, power and light, superb for outdoor entertaining. French doors from the lounge, dining room and kitchen plus the bi-fold doors from the garden room open onto an extensive level terrace adjoining the manicured lawn drawing you to the green open spaces beyond.

To the front of the property is a large driveway with electronic gates leading to a detached triple garage with eaves storage. The front lawn is bordered by mature plants and flower beds and the entire plot is secured by discreet fencing and attractive laurels and bushes.



Location

The Warren is a highly regarded, gated 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

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

Travel

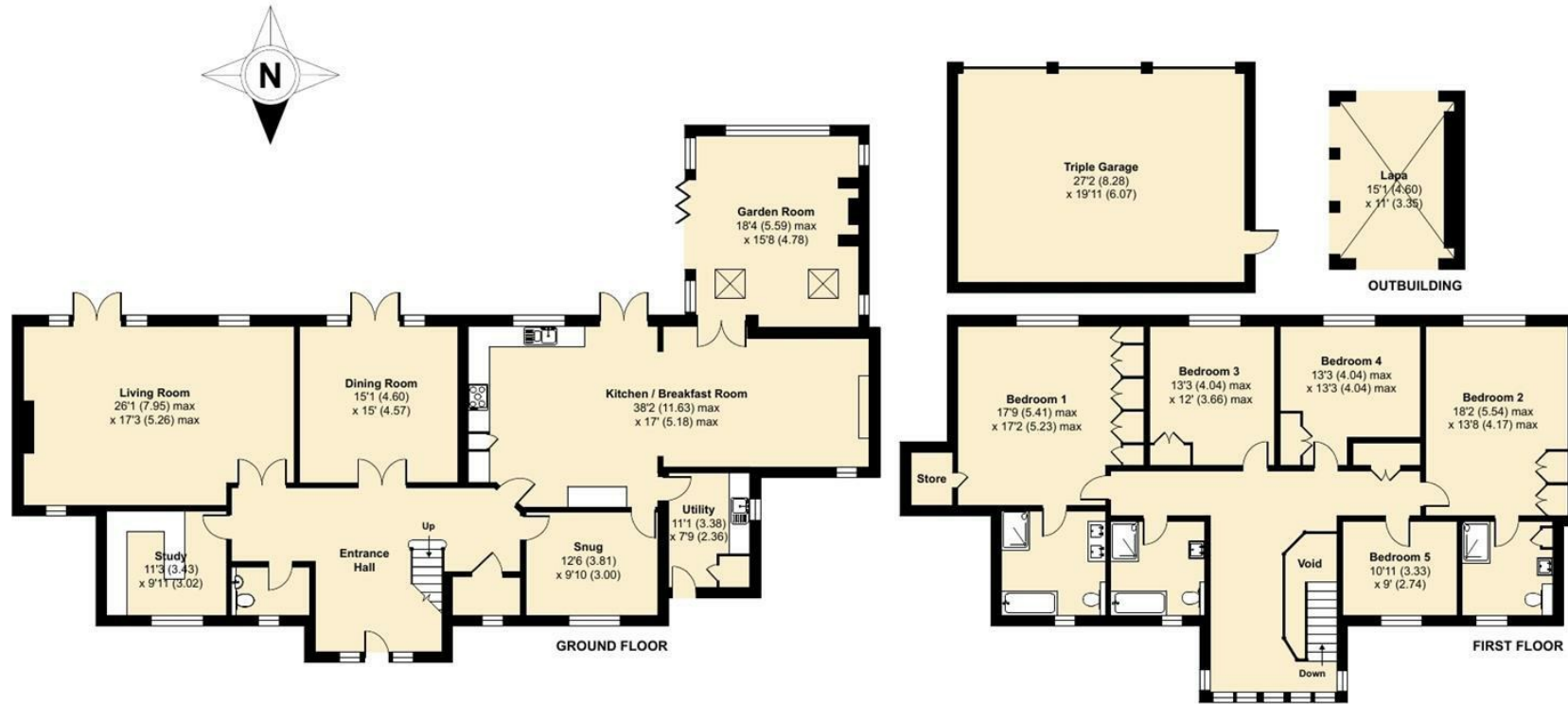
The Warren is within easy reach of excellent transport links (A24 and M25 junction 9) and Ashted Station (direct services to Victoria and Waterloo in approximately 40 minutes).



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Approximate Area = 4653 sq ft / 432.2 sq m (includes garage and outbuilding)

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: 1146671



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