



Stag Leys, Ashted KT21 2TF

**V&H**  
HOMES

Your local property specialist



## Stag Leys Ashtead KT21 2TF

*A well presented, spacious, five-bedroom detached family home situated in a popular cul-de-sac, within walking distance of many highly regarded schools including St Andrews Catholic School, Downsend School and West Ashtead Primary School.*

Detached Family Home

South Facing Garden

Five Bedrooms

Two Bathrooms

Three Receptions

Access to Woodlands

Utility

Integrated Garage

Cul-de-Sac Location

EPC Rating D







The ground floor of this attractive family home comprises a spacious reception hall with a downstairs cloakroom, a living room with feature fireplace, a separate dining room, and a well equipped kitchen/breakfast room leading though to a useful utility room with access to the garage. Adjoining the kitchen and dining room is a large and light family room which opens onto the south facing garden.

The first floor offers an impressive principal bedroom with en-suite shower, three further bedrooms and a family bathroom.

The second floor has a fifth bedroom, a study and storage room.

There is an integrated garage and driveway parking for several cars.

To the rear is a beautifully secluded south facing garden which is mainly laid to lawn, and a patio perfect for al-fresco dining.





# Stag Leys, Ashted, KT21

Approximate Area = 2201 sq ft / 204.4 sq m (excludes void)

Garage = 99 sq ft / 9.1 sq m

Total = 2300 sq ft / 213.5 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). © nche.com 2024. Produced for V&H Homes. REF: 1155104



**V&H Homes**

01372 221 678

sales@vhomes.co.uk

www.vhomes.co.uk

