



Rye Field, Ashted KT21 2EH

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Rye Field Ashtead KT21 2EH

*An Immaculate Family Home in Tranquil Private
Cul-De-Sac off Ashtead Woods Road.*

*A rare opportunity to acquire this beautifully
maintained, detached family home, nestled in a
peaceful private road and backing directly onto
Rye Meadows and the stunning open spaces of
Ashtead Common.*

Detached Home In Private Cul De Sac

Four Bedrooms

Two Bathrooms

Three Reception Rooms

Sleek Modern Kitchen/Breakfast Room

Stunning Views

Ashtead Woods Location

Upgraded By Current Owners

Owned From New

EPC Rating C





Owned from new and recently upgraded by the current owners, the property is presented in immaculate condition throughout, blending modern comfort with timeless elegance. Located within walking distance of Ashted Station and local amenities, this home perfectly combines countryside tranquillity with convenience.

The heart of the home is a sleek contemporary kitchen, complete with a central island and breakfast bar – perfect for casual dining or entertaining. Flowing seamlessly from the kitchen is a spacious family room that overlooks the picturesque rear garden and the uninterrupted woodland beyond.

A separate lounge with feature fireplace and double doors opens directly onto the garden, creating a serene indoor-outdoor living experience. A versatile second reception/dining room and a stylish downstairs WC complete the ground floor.

Upstairs, you'll find four generously proportioned double bedrooms; the master bedroom boasts an en-suite shower room and a full range of fitted wardrobes. The luxurious family bathroom serves the remaining bedrooms.

Outside, the private rear garden offers breathtaking, uninterrupted views over The Rye Meadows and beyond to Ashted Common, providing a rare sense of privacy and connection to nature.



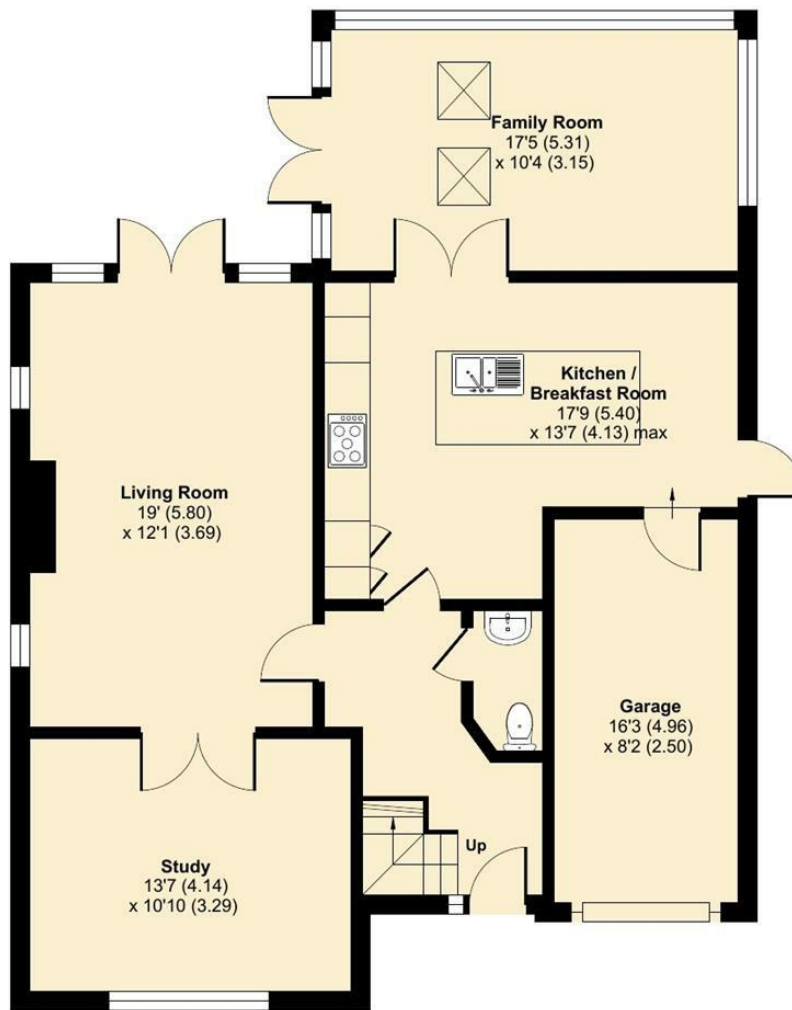
Rye Field, Ashted, KT21

Approximate Area = 1620 sq ft / 150.5 sq m (excludes void)

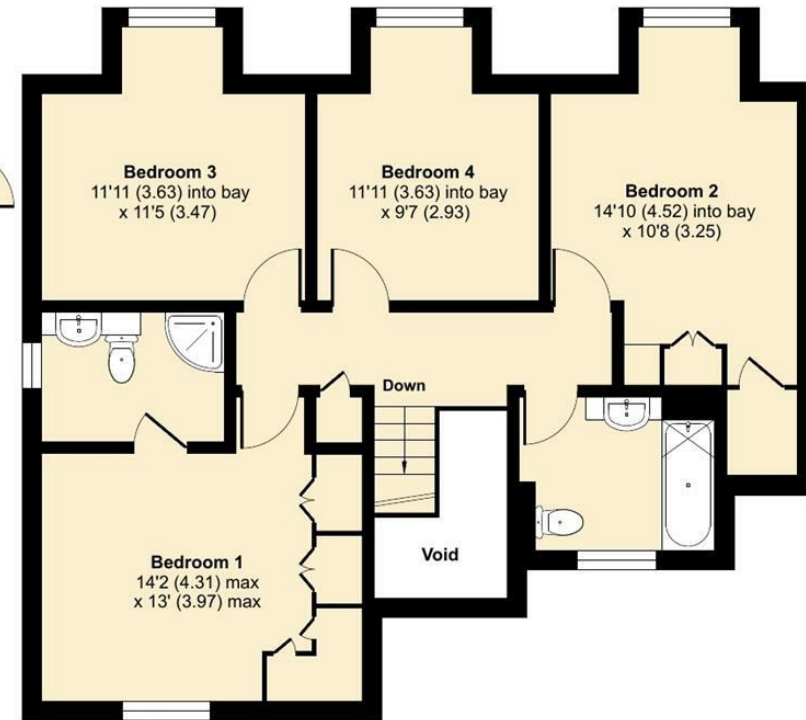
Garage = 129 sq ft / 11.9 sq m

Total = 1749 sq ft / 162.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for V&H Homes. REF: 1349425

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