



**1 The Priors, Ashted, KT21 2QF**  
**Guide price £1,300,000**

 4  3  3  C

Nestled in a leafy cul de sac in the much desired Lanes area of Ashted, Surrey is this simply stunning detached family home, finished to an exceptionally high standard and offering all the modern day needs, wants and space requirements.

With a well designed flow, the ground floor layout details a welcoming light bright entrance lobby with deep under stair storage and a downstairs cloakroom, a stunning open plan kitchen with breakfast bar, abundant base and high level storage cupboards, plenty of preparation surfaces, a formal dining space and a separate utility with rear access. The right of the hallway opens up into a large dual aspect living room with double doors onto the garden, which in turn leads onto another substantial and very flexible reception with a sub divided home office area and access to the integral garage. If you have a downstairs bedroom/living requirement, then this space could easily be converted into an annex (stpp).

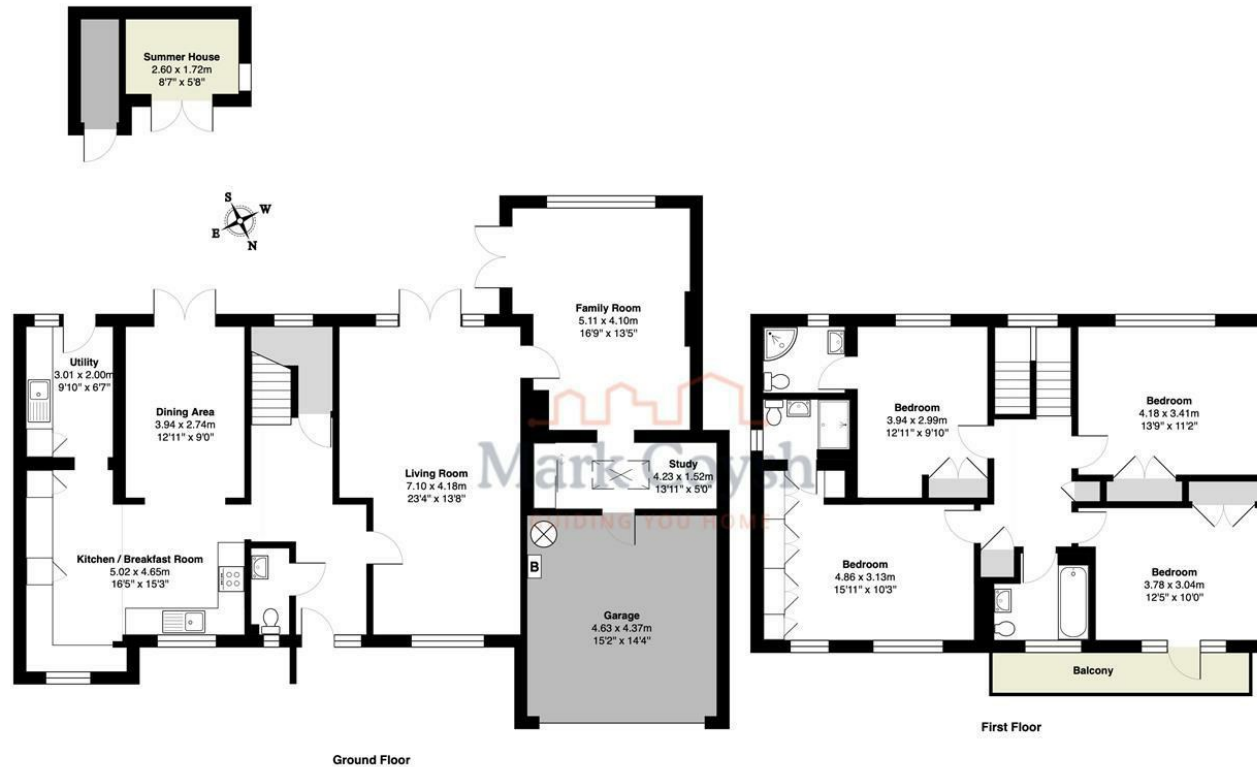
The first floor accommodation delivers four double bedrooms with an epic three luxury bathrooms (two en suites), a rare front balcony to enjoy the quiet seclusion, fitted wardrobes to every bedroom and access to a large loft space.

The immaculate landscaped rear garden boasts a paved patio area with pergola, a well maintained lawn section, a cosy summer house with power and light and additional storage to the side, a further decked seating area with mature vine overhead and side access to the front of the dwelling where there is a driveway comfortably fitting several vehicles.





Ashted is a large, affluent village in the Mole Valley district of Surrey, located approximately 16 miles south of central London. It is widely regarded as one of the most desirable places to live in the UK, often described as a "quintessential British village" that maintains a peaceful, community-focused charm while offering quick rail links to the capital. There are multiple highly regarded schools, both state and public within easy reach.



Ground Floor

First Floor

The Priors, Ashtead  
 Total Area: 215.8 m<sup>2</sup> ... 2323 ft<sup>2</sup> (excluding balcony, summer house)  
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

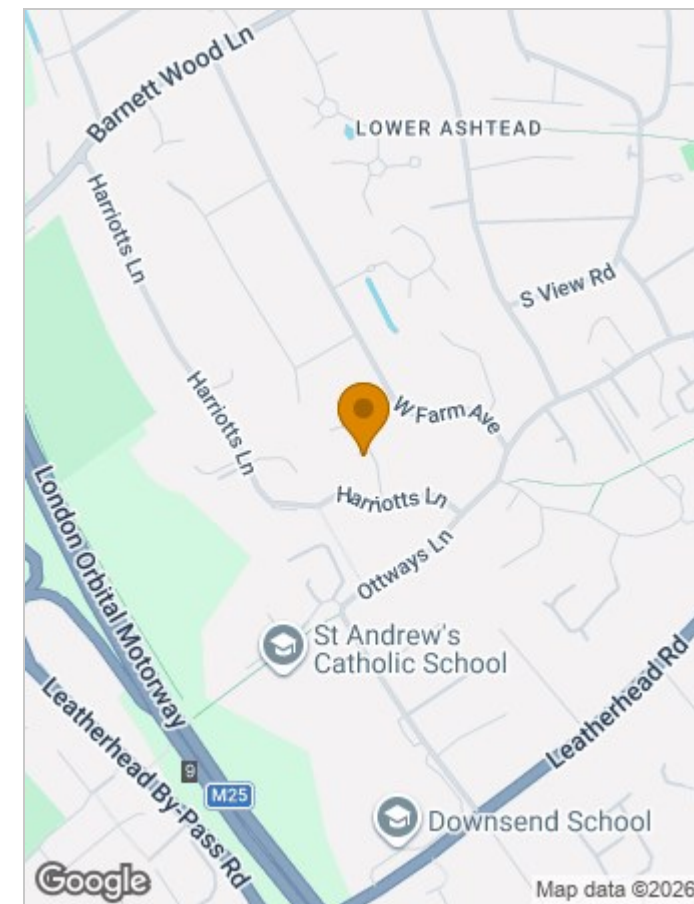
© Still Moving London LTD (www.stillmoving.london)



## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	