



40 Glebe Road, Ashted, Surrey, KT21 2NT

Guide Price £1,195,000



- 0.57 MILES TO STATION (APPROX 10 MINS)
- EXTENDED DETACHED HOME
- UTILITY ROOM & GUEST TOILET
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- WALK DISTANCE OF SCHOOLS
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- THREE FURTHER DOUBLE BEDROOMS
- DRIVEWAY & GROUNDS OF 0.24 ACRES

Description

A bright and generous entrance hall, with guest toilet off, leads through double glazed doors into a living room with stone surround fireplace and French doors to the garden. A second extended living room with double glazed doors, benefits from twin floor-to-ceiling windows to the front. To the rear is a 19'2ft kitchen/breakfast room which comprises a wealth of storage cupboards along with integrated double oven, space for free standing fridge/freezer, a kitchen island and benefits from patio doors to the garden. The kitchen is complimented by a separate utility room with space for white goods. An additional reception room, currently a study completes the ground floor accommodation.

A turning staircase with feature window leads to a spacious first-floor landing. A particular feature of upstairs is an impressive and bright principal bedroom suite overlooking the garden, benefitting from ample space for wardrobes and a generous en-suite shower room. Three further double bedrooms are served by a family bathroom.

The property benefits from being at the head of a cul-de-sac, meaning the rear garden expands to nearly a quarter of an acre (0.24) with a sunny southerly aspect. The rear garden enjoys a superb selection of shrubs and small trees creating a great deal of privacy along with a patio area next to the kitchen ideal for entertaining. The property also benefits from two garden sheds. Side access leads to the front of the property which provides adequate driveway parking.



Situation

Conveniently situated in a sought after road just off the 'lanes' area between both a wide range of village shops, well regarded sought after local state & private schools & one of the areas main draws Ashted mainline train station, which is just 0.57 miles away (approx 10 minutes on foot) provides fast & frequent services to Waterloo, London Bridge & Victoria.

The area enjoys a wealth of open unspoilt countryside much of which is National Trust & Green Belt. The area is arguably most proud of Ashted common as it is ideal for long family walks, cycling, horse riding & dog walks. There are many well considered schools within walking distance in both the private & state sector including City of London Freeman's School & the nearby 'outstanding' Barnett Wood Infant School & St. Andrew's secondary.

The strong ever more cosmopolitan community provides a healthy choice of recreational pursuits for all age ranges within the village including Ashted Football and Cricket clubs, Tennis & squash clubs amongst others. The nearby towns of Epsom and Leatherhead provide further choices with many gyms & golf courses including the RAC Golf and Country Club in Epsom/Ashted borders & Tyrrells Wood in Leatherhead.

Tenure

Freehold

EPC

C

Council Tax Band

F

Approximate Gross Internal Area = 189.8 sq m / 2043 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1295900)
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