



patrick  
gardner  
RESIDENTIAL

29 Agates Lane, Ashted, Surrey, KT21 2ND

Guide Price £1,199,950



- CONVENIENT FOR A RANGE OF SCHOOLS
- EXTENDED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & GUEST TOILET
- 2 BATHROOMS
- AMPLE DRIVEWAY PARKING
- SOUGHT AFTER LANES AREA
- 2 FURTHER SPACIOUS RECEPTION ROOMS
- 4 DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN
- EASY ACCESS FOR SHOPS & STATION

## Description

This striking, much loved Edwardian family home has been extended and remodelled by the current owners to provide very well balanced, luxury family accommodation.

The period style front door is sheltered by a storm porch and opens into an impressive hallway with high ceilings and a captivating stairwell. To the front is a generous & bright bay fronted room. Currently used as a family/music room, this room would also suit being a formal dining room. To the rear is an extended sitting room which enjoys a dual aspect, a light well, patio doors to the garden and a feature fireplace. From here, doors open to the breakfast/dining area which overlooks the garden via further patio doors then flows into a striking fitted kitchen with an impressive range of wall base and island units and several integrated appliances including a; fridge freezer, wine cooler, double oven and warming draw, dishwasher and electric hob. There is a separate well-fitted utility room with a garden door and space for washing appliances. A guest toilet completes the ground floor accommodation.

From an imposing landing are four double bedrooms, two with built-in storage, one with an en-suite shower room with the remainder are served by a well proportioned family bathroom, with an elegant free standing bath and separate shower.

Outside. The rear garden is a particular feature, having been stylishly landscaped during the current ownership, it features; a large pergola, mature flower beds, a selection of trees, a neat lawn, feature patios and pathways, a small pond, a family sized shed and side access to the front garden and driveway.

## Situation

Located in the popular 'Lanes' area of Ashted this home is convenient for the village, which has excellent local shopping facilities, with a choice of independent retailers including butchers, greengrocers, bakers plus an M & S food hall.

Public transport is easily accessed with bus routes and a popular commuter station, which provides services to Waterloo, London Bridge and Victoria, within walking distance. Junction 9 of the M25 is within a few miles of Ashted linking Heathrow and Gatwick Airports as well as the major national motorway network.

There are many well considered schools to hand in both the private and state sector including St Andrew's secondary, St. Peter's Primary, The City of London Freeman's School in nearby Ashted Park and St John's School in Leatherhead, to name but a few.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust or Green Belt, providing ideal open spaces for country walks, riding and cycling. There is also a great choice of recreational pursuits within easy access including; bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead.

**Tenure**

Freehold

**EPC**

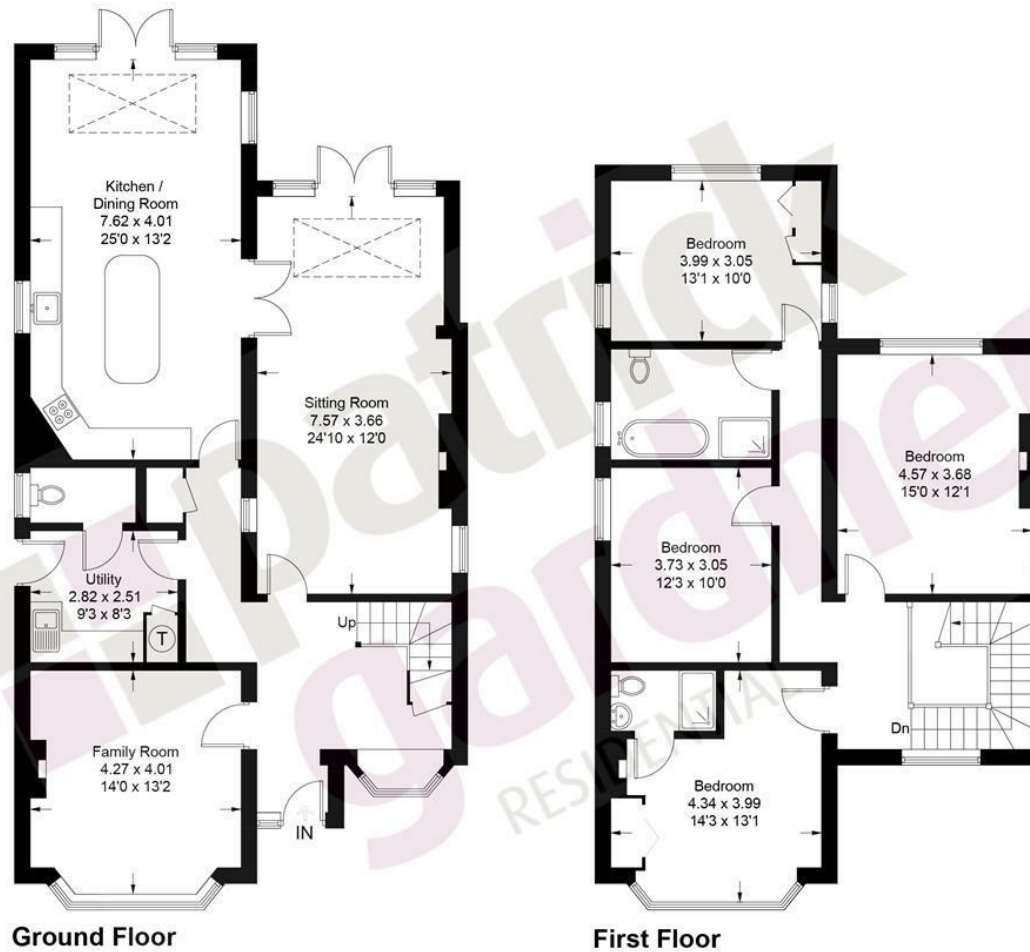
C

**Council Tax Band**

G



Approximate Gross Internal Area = 191.9 sq m / 2065 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. (ID1226119)  
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