Wroxham, 12 Oakfield Road, Ashtead, Surrey, KT21 2RE

Guide Price £1,250,000

- DETACHED EDWARDIAN FAMILY HOME
- 3 LARGE RECEPTION ROOMS
- LANDSCAPED SECLUDED GARDEN
- HIGHLY REGARDED ROAD
- A WALK FROM SUPERB STATE & PRIVATE SCHOOLS
- KITCHEN/BREAKFAST ROOM
- 5/6 BEDROOMS & 2 BATHROOMS
- GARAGE & OFF STREET PARKING
- WALKING DISTANCE TO MAINLINE STATION
- SCOPE TO FURTHER IMPROVE THIS MAJESTIC HOME

Description

From an elegant period portico, the entrance hallway leads to three reception rooms, all boasting high ceilings, with steps down towards the kitchen, passing an under-stairs cupboard, a guest toilet & cloakroom. The two front rooms each enjoy bay windows & one has a feature fireplace. The rear, grand reception room, with a glazed drinks serving hatch, overlooks the garden & has doors to an older style conservatory. The kitchen overlooks the garden & provides ample storage with space for a cooker, fridge/freezer & separate breakfast/dining area. From here, doors lead to the garden & passage, with built-in larder, & onto a reception room & the laundry room, with space & plumbing for appliances, as well as direct garden access.

A feature split-level staircase leads to 6 bedrooms, one to the rear of the property, four & the loft hatch off the main landing & the sixth on an upper floor. A second landing leads to a family bathroom, a toilet & a further family shower room. Each bedroom is double in size, 3 have various style bay windows & the upper room overlooks the garden & has eves storage.

Outside, the well-proportioned garden is mainly laid to lawn with a patio adjoining the house. A pathway leads between mature trees, shrubs & hedges to a secret garden to the rear, all lovingly maintained. An oil tank serves the property (gas mains are in place but capped) adjacent to two storage sheds, whilst mature hedging provides a welcome privacy. Rear garage access, via the conservatory & a gated side path lead to the front garden. Traditional in style, with a central path, flanked by lawn to each side & softened by mature hedging. There is a driveway for two vehicles leading to the spacious, vaulted single garage.

Situation

This sought after & established residential road is within easy walking distance of excellent local shops, bus routes & Ashtead's mainline station with services to London Bridge, Waterloo & Victoria.

Highly regarded local schools, both state & private, can be found within walking distance including the 'Outstanding' Barnett Wood Infant School, St Andrew's and The City of London Freemen's School.

The area abounds in a wealth of open unspoilt countryside close to hand, much of which is National Trust & Green Belt which in turn provides open spaces for country walks, horse riding & cycling.

Ashtead Village shops & amenities are within walking distance including the ever-popular M & S Food Hall alongside a wide range of independent, traditional retailers. Both the larger towns of Epsom & Leatherhead are a few miles distant providing more comprehensive shopping facilities. There is also a wide choice of recreational pursuits to suit all ages nearby including Ashtead's Squash, Tennis & Cricket clubs, complemented by the RAC club at Woodcote Park and Tyrrells Wood Golf Club, to name but a few.

Tenure	Freehold
EPC	E
Council Tax Band	G

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 219.4 sq m / 2362 sq ft
Garage = 19.4 sq m / 209 sq ft
Total = 238.8 sq m / 2571 sq ft

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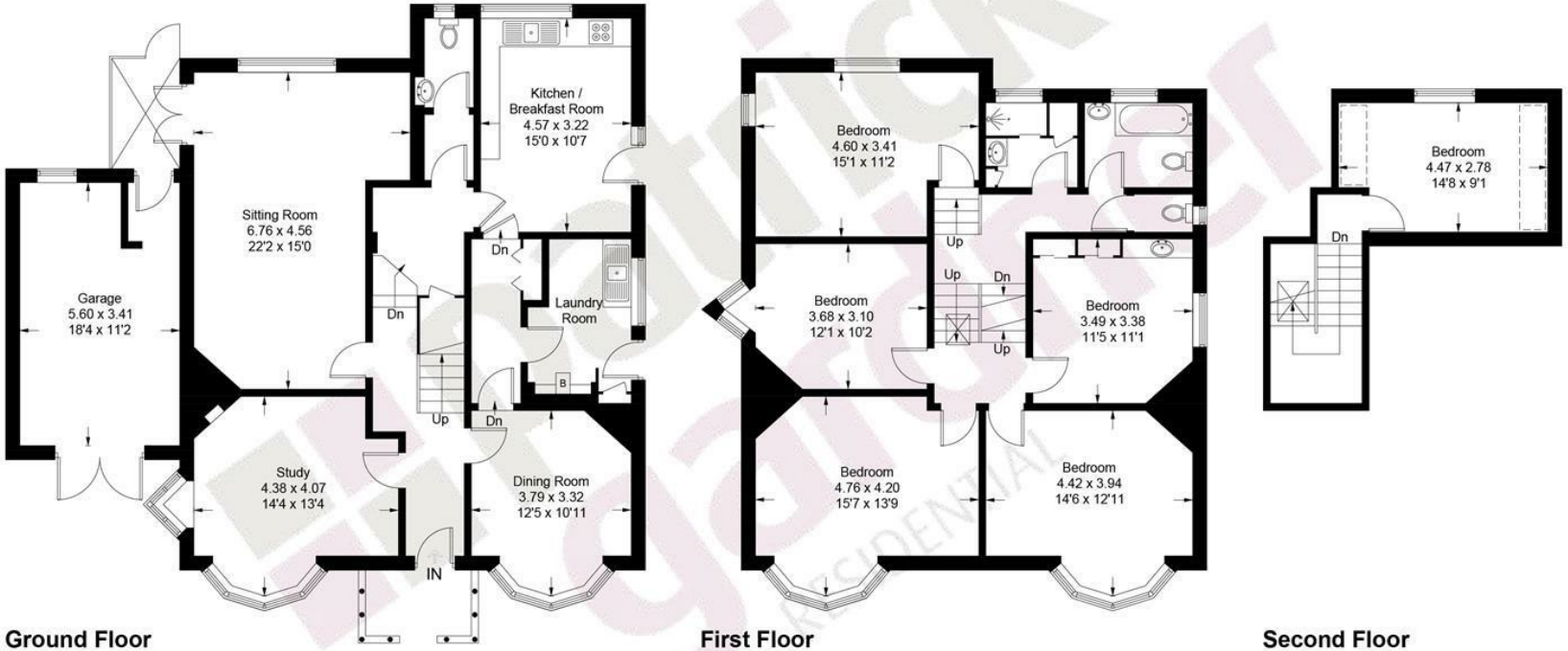

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1321838)

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