



Jackie Quinn
estate agents

47 Leatherhead Road, Ashted

Guide Price **£995,000**

A BEAUTIFULLY PRESENTED AND SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME, ideally positioned for easy access to Ashted Village and a number of sought after schools, including St Andrew's, St Peter's Downsend and West Ashted Primary.

Thoughtfully extended by the current owners, the property offers over 1,900 sq ft of versatile living accommodation and is complemented by a large driveway providing parking for several vehicles.

Internally, the ground floor features a welcoming entrance hall leading to a comfortable living room, separate family room and a stunning open plan kitchen/dining room. The kitchen is centred around a generous island and benefits from bi-fold doors opening directly onto the rear garden, creating a wonderful light filled space and the true heart of the home. A useful utility room and additional store room, ideal for bicycles and outdoor equipment, complete the ground floor.

Upstairs, there are five well-proportioned bedrooms, with the principal bedroom benefiting from a range of fitted wardrobes and a stylish en-suite bathroom. A separate family bathroom serves the remaining bedrooms.

Externally, the generous rear garden is predominantly laid to lawn and features a patio area, providing an ideal setting for outdoor entertaining, al fresco dining and family life.

This superb family home combines generous living accommodation, excellent entertaining space and a highly convenient location, making it an ideal choice for modern family living.

Both Ashted Village and Craddocks Parade are within easy reach, offering an excellent mix of independent boutiques and well known high street retailers, including an M&S Foodhall. The area also benefits from a wide range of leisure facilities, with nearby cricket, football, tennis, squash and bowls clubs catering to a variety of interests. For those who enjoy the outdoors, Ashted Common and the surrounding countryside provide miles of picturesque walking and cycling routes. Combining a charming semi-rural atmosphere with a strong community spirit and excellent connectivity to London, Ashted is an ideal location for modern family living.

Council Tax band: F

Tenure: Freehold

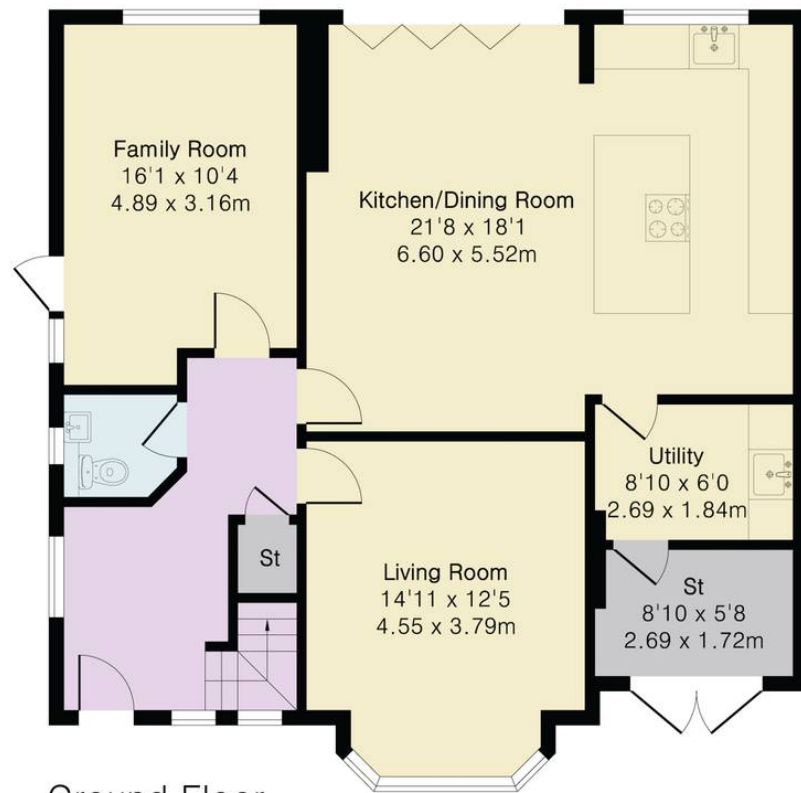




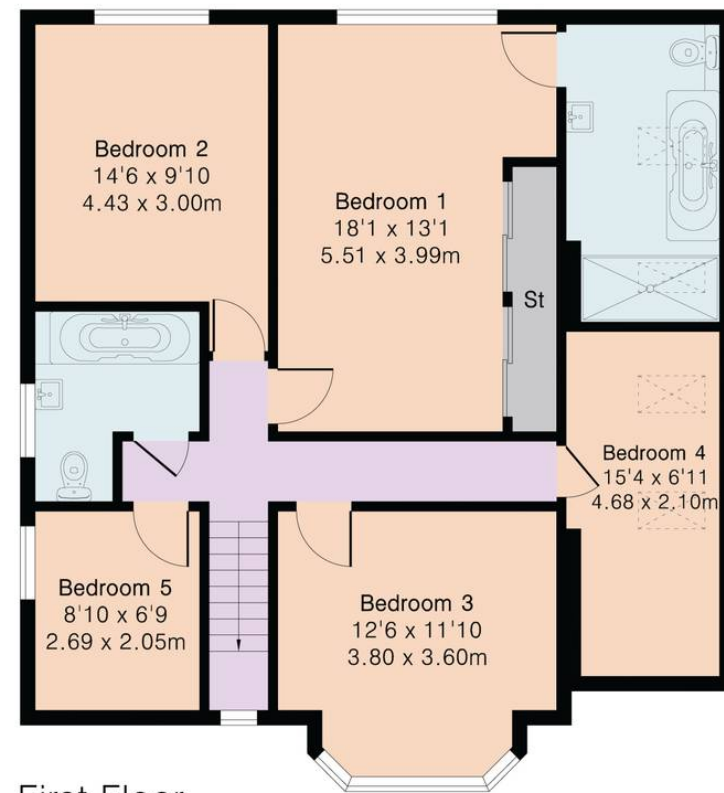
Approximate Gross Internal Area 1940 sq ft - 180.2912 sq m

Ground Floor Area 999 sq ft – 92.8418 sq m

First Floor Area 941 sq ft – 87.4494 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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