



11 Newton Wood Road, Ashted, Surrey, KT21 1NN

Price Guide £799,999



- EXTENDED SEMI-DETACHED HOME
- PRINCIPAL WITH ENSUITE SHOWER ROOM
- DOUBLE ASPECT LOUNGE/DINER
- THREE FURTHER BEDROOMS & TWO BATHROOMS
- HIGHLY REGARDED SCHOOLS NEARBY
- WELL SCREENED GARDEN
- WALK TO MAINLINE STATION
- DRIVEWAY PARKING & GARAGE
- MODERN KITCHEN WITH SEPARATE UTILITY ROOM

Description

This semi-detached family home has been extended to offer four bedrooms and three bathrooms.

An enclosed porch leads into the hallway with under-stairs storage and door leading into the bright lounge/dining room with feature fireplace and bay window overlooking the front of the property. There is plenty of space for relaxing and dining with patio doors leading directly into the garden. The updated kitchen features plenty of wall and base units with integrated oven, microwave, dishwasher and induction hob with extractor over. Adjoining is a spacious utility room with space for white goods and fridge freezer with access directly into the extended garage. A useful shower room/toilet completes the downstairs accommodation.

The first floor offers three bedrooms, two of which are doubles and one of those doubles offering a range of built-in wardrobes. All are served by the family bathroom with jacuzzi bath with shower over, bidet, wash hand basin and w.c. Stairs lead to the principal bedroom with feature Juliet balcony and extensive views to the rear, built in bedroom furniture, eaves storage and ensuite shower room.

Outside the well screened rear garden is mostly laid to lawn with established raised flower beds and patio areas with pergola creating a feature seating area. Side access housing useful sheds leads to the front of the property with driveway and lawned area with borders.

Just three doors along is a railway foot-crossing to access Ashted Common.

Situation

The property is located within easy walking distance of excellent local shops, bus routes and Ashted's mainline station with services to London Bridge, Waterloo (42mins approx.) and Victoria.

Both the towns of Epsom and Leatherhead are a few miles distant in either direction and provide more comprehensive shopping facilities.

The area abounds in a wealth of open unspoilt countryside close to hand, much of which is National Trust and Green Belt.


Highly regarded local schools both state and private can be found within walking distance including the 'Outstanding' Barnett Wood Infant School, Rosebery School for Girls and The Greville.

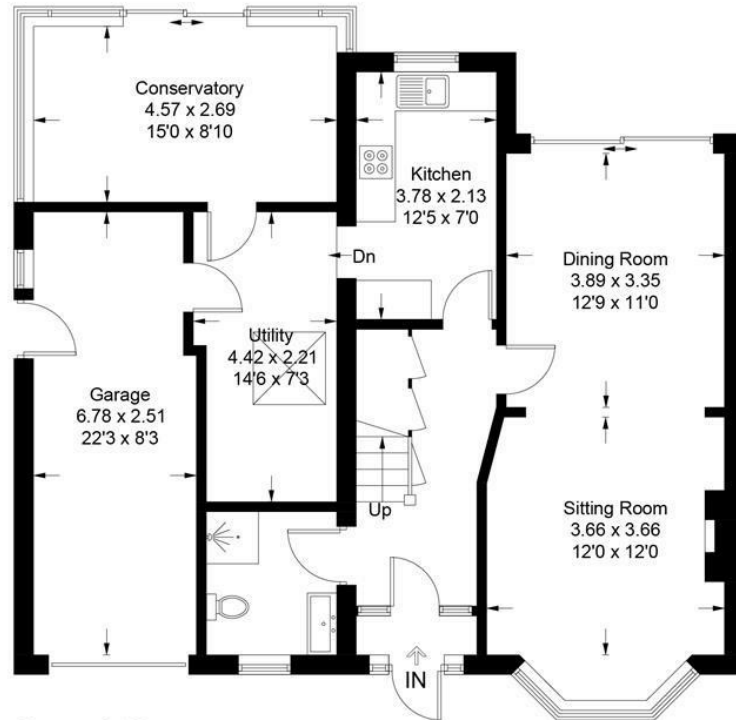
Tenure	Freehold
EPC	C
Council Tax Band	F



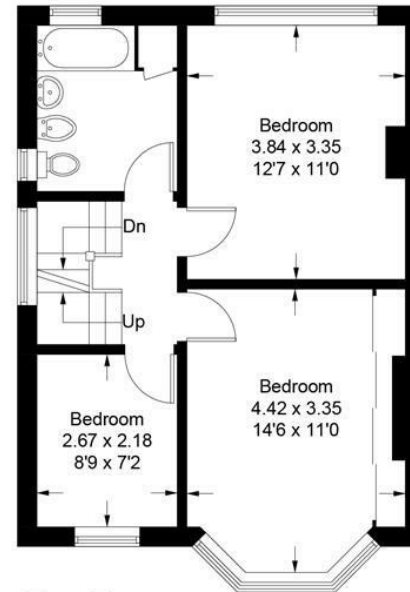
Approximate Gross Internal Area = 170.1 sq m / 1831 sq ft



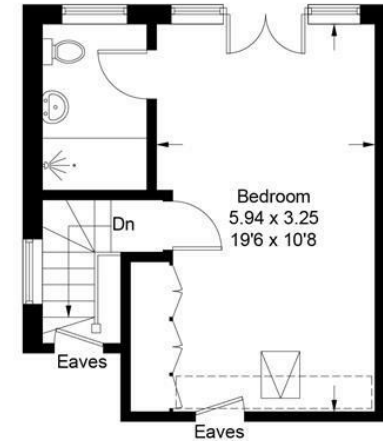
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

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. (ID1219746)
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