



Stag Leys, Ashted

# Stag Leys

Ashtead

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Family Home
- Five Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Utility Room
- South West Facing Garden
- Cul-De-Sac Location

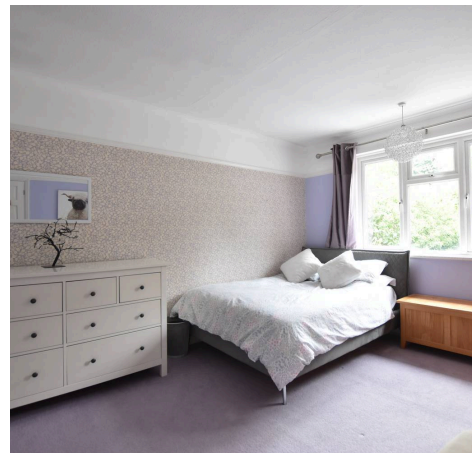




## Stag Leys

This impressive five bedroom detached family home is situated in a quiet cul-de-sac, offering a perfect blend of spacious living and modern convenience. The property is presented in excellent condition throughout, featuring three generous reception rooms that provide flexible spaces for both formal entertaining and relaxed family gatherings. The well-appointed kitchen is complemented by a separate utility room, offering additional storage and practicality for busy households. Upstairs, five well-proportioned bedrooms provide ample accommodation for a growing family, with the principal bedroom benefiting from an en suite bathroom. A further family bathroom serves the remaining bedrooms, ensuring comfort and privacy for all.

Outside, the property boasts a large south-facing garden to the rear, providing an excellent setting for outdoor dining, children's play, or simply relaxing in the sun. The garden is mainly laid to lawn with mature borders, offering plenty of space for gardening enthusiasts. To the front of the house, dedicated off-street parking ensures convenience for multiple vehicles and easy access for visitors. The property's position within a peaceful cul-de-sac enhances its appeal, offering a safe and tranquil environment while remaining within easy reach of local amenities, and within walking distance of many highly regarded schools including St Andrews Catholic School, Downsend School and West Ashted Primary School. This detached family home is a rare opportunity to acquire a substantial property with generous outside space in a sought-after location.



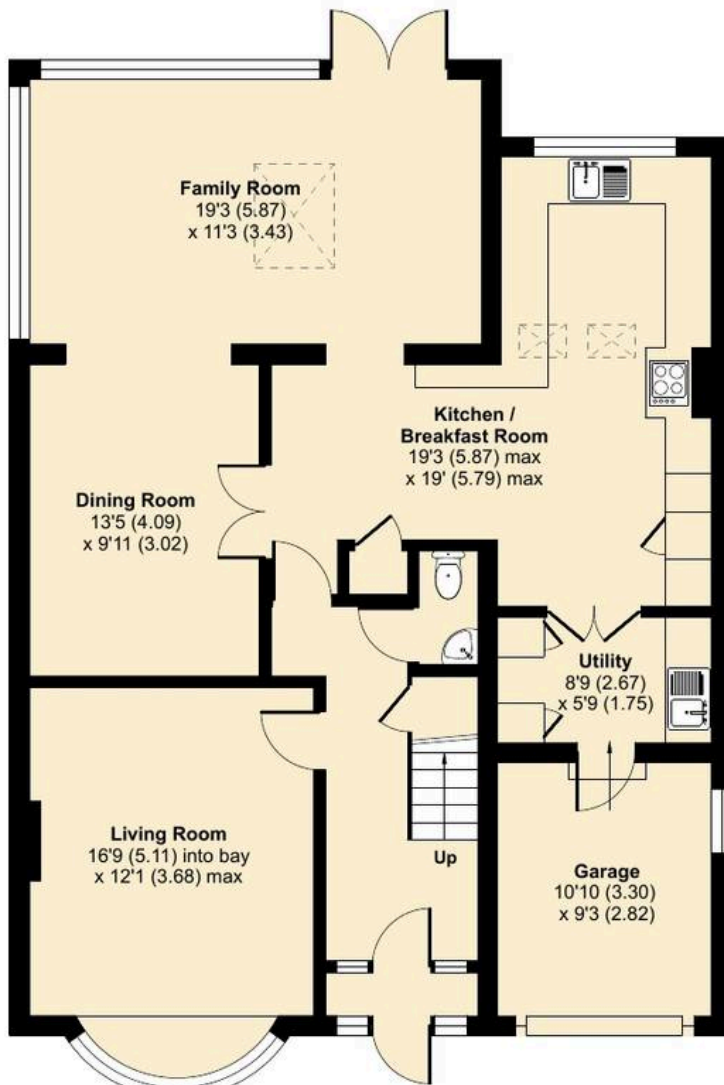
# Stag Leys, Ashtead, KT21

Approximate Area = 2201 sq ft / 204.4 sq m (excludes void & eaves)

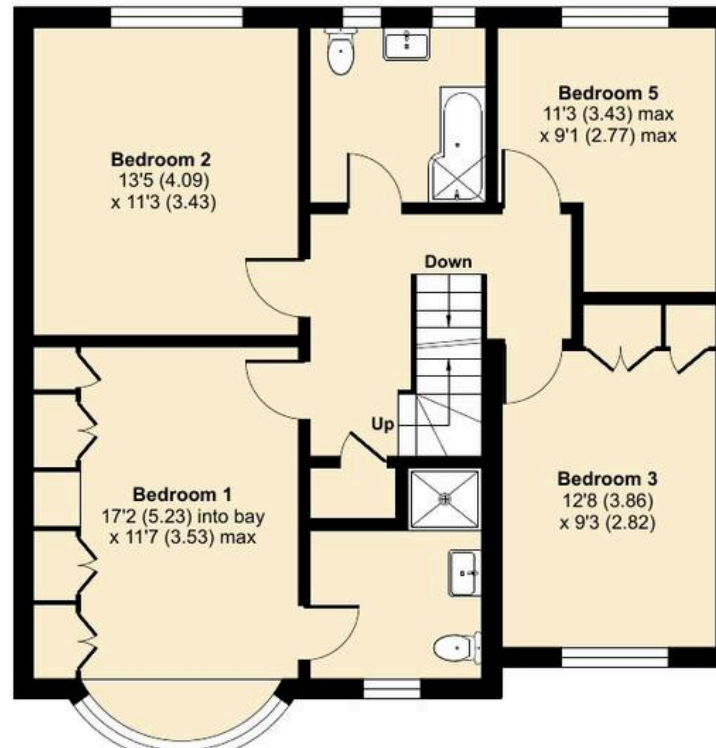
Garage = 99 sq ft / 9.1 sq m

Total = 2300 sq ft / 213.5 sq m

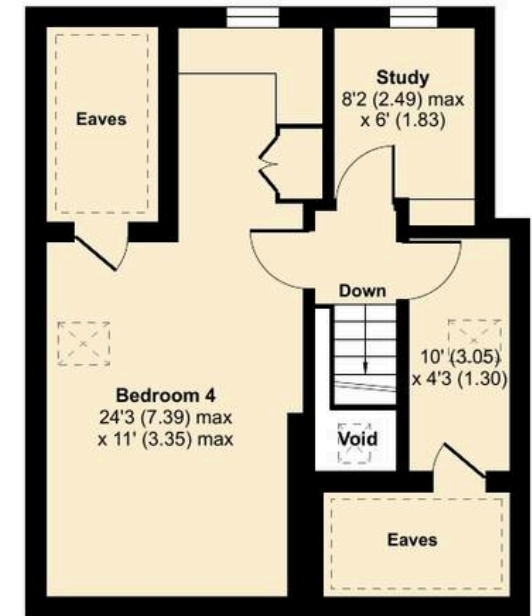
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for V&H Homes. REF: 1155104

