



1b Roebuck Close, Ashted, KT21 2DN

Price Guide £975,000



- IMPRESSIVE DETACHED FAMILY HOME
- TWO FURTHER BEDROOMS & BATHROOM
- SITTING ROOM WITH INSET FIRE
- INTEGRAL GARAGE/DRIVEWAY PARKING
- CLOSE TO A RANGE OF SCHOOLS
- PRICIPAL BEDROOM & EN-SUITE
- SUPERB KITCHEN/BREAKFAST/FAMILY ROOM
- UNDERFLOOR HEATING THROUGHOUT
- BEAUTIFULLY LANDSCAPED GARDENS
- PRIVATE CUL-DE-SAC OF JUST TWO HOMES

## Description

This individually designed detached bungalow, offers superb spacious accommodation throughout and is located in a quiet private road off a sought-after cul-de-sac within easy reach (0.8miles) of Ashted village shops and amenities.

An inviting hallway leads to the 'hub of the home'; a double aspect open plan kitchen/breakfast and family room with integrated appliances and ample storage cupboards featuring impressive five panel width bi-fold doors leading out to the patio and garden beyond. This is complimented by a separate cosy sitting room which benefits from an attractive contemporary inset gas fire and outlook to the front.

The principal bedroom, which overlooks the rear garden, offers a range of built-in storage with a separate en-suite shower room. Two further bedrooms, one also benefitting from built-in storage, are served by a family bathroom with bath and separate shower cubicle.

Outside the rear garden is mostly laid to lawn with established trees and shrubs to create a delightful woodland garden. An expansive patio area adjoining the house provides a wonderful area for entertaining and is complimented by a useful summer house. A gate on the rear boundary leads to the local allotment. The front benefits from a garage, paved driveway and well maintained borders.

## Situation

The property is situated in a convenient location for highly regarded schools both state and private, which include West Ashted, Downsend, St. Andrew's Secondary and The City of London Freeman's School.

Shopping facilities close to hand include independent retailers on The Street, Craddocks Parade and Barnett Wood Lane in Ashted including M&S Food Hall and more comprehensive shopping facilities based in Leatherhead.

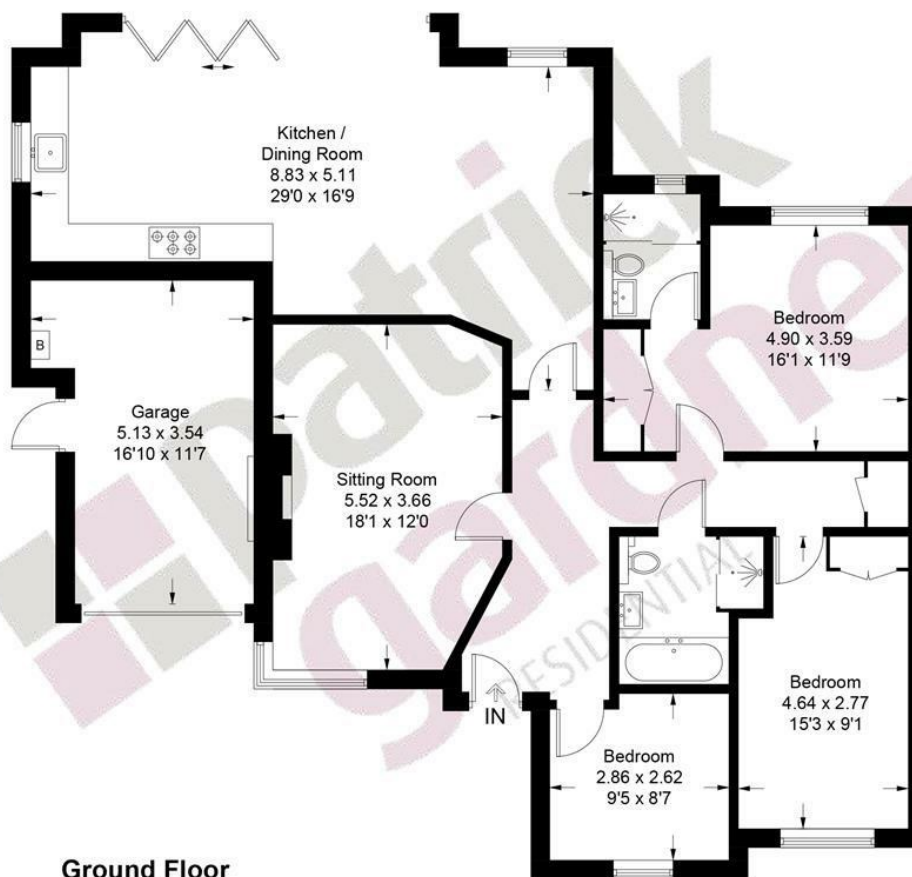
Excellent road and rail links can be found nearby and include the mainline station at Ashted, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach and provides access to Heathrow and Gatwick International Airports.

The area abounds with plenty of Greenbelt countryside within walking distance, ideal for mountain biking and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country club at Woodcote.

<b>Tenure</b>	Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	F



Approximate Gross Internal Area = 117.4 sq m / 1264 sq ft  
Garage = 15.8 sq m / 170 sq ft  
Total = 133.2 sq m / 1434 sq ft



Ground 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. (ID1278175)

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