



**patrick  
gardner**  
RESIDENTIAL

Pemberley The Marld, Ashtead, Surrey, KT21 1RW

Price Guide £1,300,000



- DETACHED 1920'S FAMILY HOME
- UPDATED KITCHEN
- 5 BEDROOMS
- GARAGE & DRIVEWAY
- A WALK TO SHOPS & STATION
- 3 RECEPTION ROOMS
- GUEST TOILET & SHOWER
- 2 BATHROOMS
- APPROX 0.29 ACRE SUNNY GARDEN
- NO ON-GOING CHAIN

## Description

An open storm porch shelters the front door, leading into a useful reception lobby, ideal for hats, coats and shoes. The entrance hall has under-stairs storage and leads to two of the reception rooms, the kitchen, first floor and a useful guest toilet. The kitchen has been refitted with a range of wall and base units housing: an electric hob, double oven, fridge freezer, washing machine, dishwasher, and extractor fan with space for a tumble dryer and complete with a walk-in larder cupboard. A handy side door, with downstairs shower room adjacent, leads into the garden. A bright dual-aspect living room with central fireplace and archway to dining room overlooks, and benefits from, patio doors to the garden. A further door leads to a third reception room. A shower room completes this floor.

Off a galleried landing are four double bedrooms and a single, a family bathroom and separate toilet. Leading from the principal bedroom is a sixth dual aspect bedroom or indulgent dressing room with an en-suite shower room, to create a spacious suite.

Outside. The property enjoys a good sized plot of just over a quarter of an acre (0.29acres) with a south westerly aspect rear garden which is mainly laid to lawn, with a scattering of mature trees, hedge and fenced boundaries. The garden leads round from either side to driveway parking and a single garage, pleasantly secluded by further mature hedging.



## Situation

Conveniently situated close to both bus routes and a main line station, the latter providing fast and frequent services to Waterloo (38mins), London Bridge & Victoria.

Local facilities are also close by, including Ashtead Library, Doctors and a much loved cricket/bowls club. Acres of green belt countryside are to hand providing perfect open spaces for the walking/cycling or riding enthusiasts.

Ashtead Village shops are within easy walking distance and provide a wealth of independent shopping facilities, cafes and restaurants, including the much loved M & S foodhall. In addition both Epsom and Leatherhead town centres are only a few miles away providing more comprehensive shopping facilities, cinemas, restaurants, theatres and more.

N.B There is a voluntary Road Maintenance Fund for the Private Road, not collected currently.

**Tenure**

Freehold

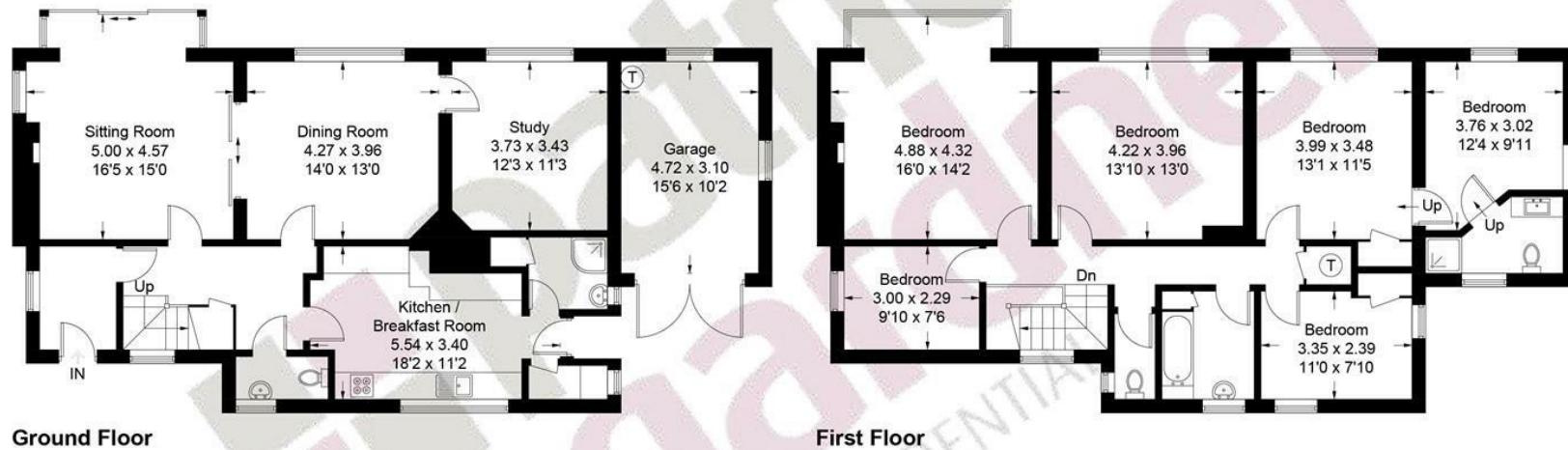
**EPC**

D

**Council Tax Band**

G

Approximate Gross Internal Area = 201.5 sq m / 2169 sq ft  
Garage = 14.7 sq m / 158 sq ft  
Total = 216.2 sq m / 2327 sq ft



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. (ID1267463)  
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