Hedgerow The Warren, Ashtead, Surrey, KT21 2RX

Asking Price £2,450,000

- ELEGANT GATED RESIDENCE
- KITCHEN/BREAKFAST/FAMILY ROOM
- 5 DOUBLE BEDROOMS
- GARAGE & OUT-HOUSES
- LUXURY POOL, GYM & FIRE PIT WITH ALFRESCO DINING AREA
- 4/5 RECEPTION ROOMS
- UTILITY ROOM & GUEST TOILETS
- 3 SPACIOUS BATHROOMS
- EXQUISITE LANDSCAPED GARDENS
- INDULGENT PRINCIPAL SUITE WITH; SECLUDED ROOF TERRACE, HOT TUB, LUXURY DRESSING ROOM, WALK IN WARDROBE & STUDY.

Description

This striking, secluded gated home is approached via a driveway leading to a double garage and triple car port. An imposing front door, opens to a stunning entrance hall with; coat cupboards, an under floor heated guest shower room, a double guest bedroom, a play room, a study and the triple car port. At the centre of this home is a generous 40.9ft kitchen/family/breakfast room with corner bi-fold doors framing a landscaped garden beyond. The well designed kitchen, with lit bevelled ceiling, has an expanse of bespoke units, coordinated with the breakfast bar and worktops. Built in appliances include: a wine cooler, two Miele induction hobs, a double oven, a teppanyaki grill, a microwave, a dishwasher and a coffee machine, with space for an American style fridge freezer. A vast amount of space remains, providing generous zones for a family breakfast table and a lounge area over looking the garden, with a chic fireplace. There is a large dual aspect, formal dining room off, with wine store and a further stunning family room with; a large bay window over looking the pool, external doors and stairs to the principal suite. A utility room, with door to the garden, has space for further white goods and has a gardeners toilet off, completing this floor.

Off the first floor landing are four double bedrooms, two feature a dual aspect, each have a variety of built in storage solutions including dressing tables. The principal suite is quite remarkable featuring; space for a large bed, an en-suite bathroom with; his and hers sinks, a walk in shower, a luxury bath and storage, plus has a walk in wardrobe area, a separate dressing room with ample fitted storage including a coordinated dressing island and dressing table, with a door leading to a study or cot room, with stairs back to the family room. This suite also boasts a secluded roof terrace, surrounded by mature planting , ideal for sun loungers and currently features a hot tub. The remaining bedrooms are served by a spacious family bathroom, also with twin sinks, a walk-in shower, a bath and ample built in family toiletry storage.

The exquisite landscaped gardens feature a well kept lawn, tiled pathways, terraces, mature feature planting, a firepit surrounded by ample guest seating, an en-suite two room cabin with; sky lights, climate control, a sonos sound system connected to the kitchen, and mirrors for use as a luxury gym. The gardens to the front have an array of colourful planting, creating a striking alfresco dining area conveniently beside the kitchen, whilst to the side of the property is an opulent pool in a Mediterranean style, well sheltered from the elements thanks to radiant walls on two sides, with ample pool side paving for sun loungers. The outside area is complemented by two sheds.

Situation

This highly desirable location is situated within walking distance of Ashtead Village, providing an excellent choice of independent retailers plus Marks & Spencer Food Hall

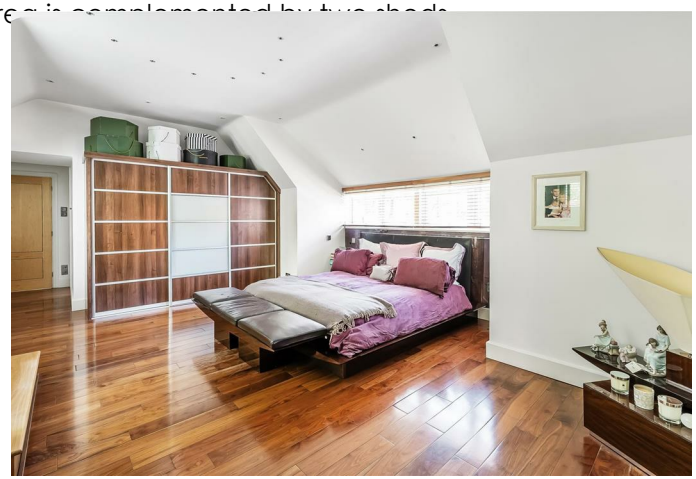
Local schooling including the renowned City of London Freemen's, St. Giles Infant School, easily accessed by foot via much used a neighbouring bridle path. St Andrews and West Ashtead School to name but a few.

The tranquil Ashtead Park and ponds are nearby, ideal for leisurely walks. In addition, churches, sports clubs, doctors surgery, library and RAC Country Club are also available locally.

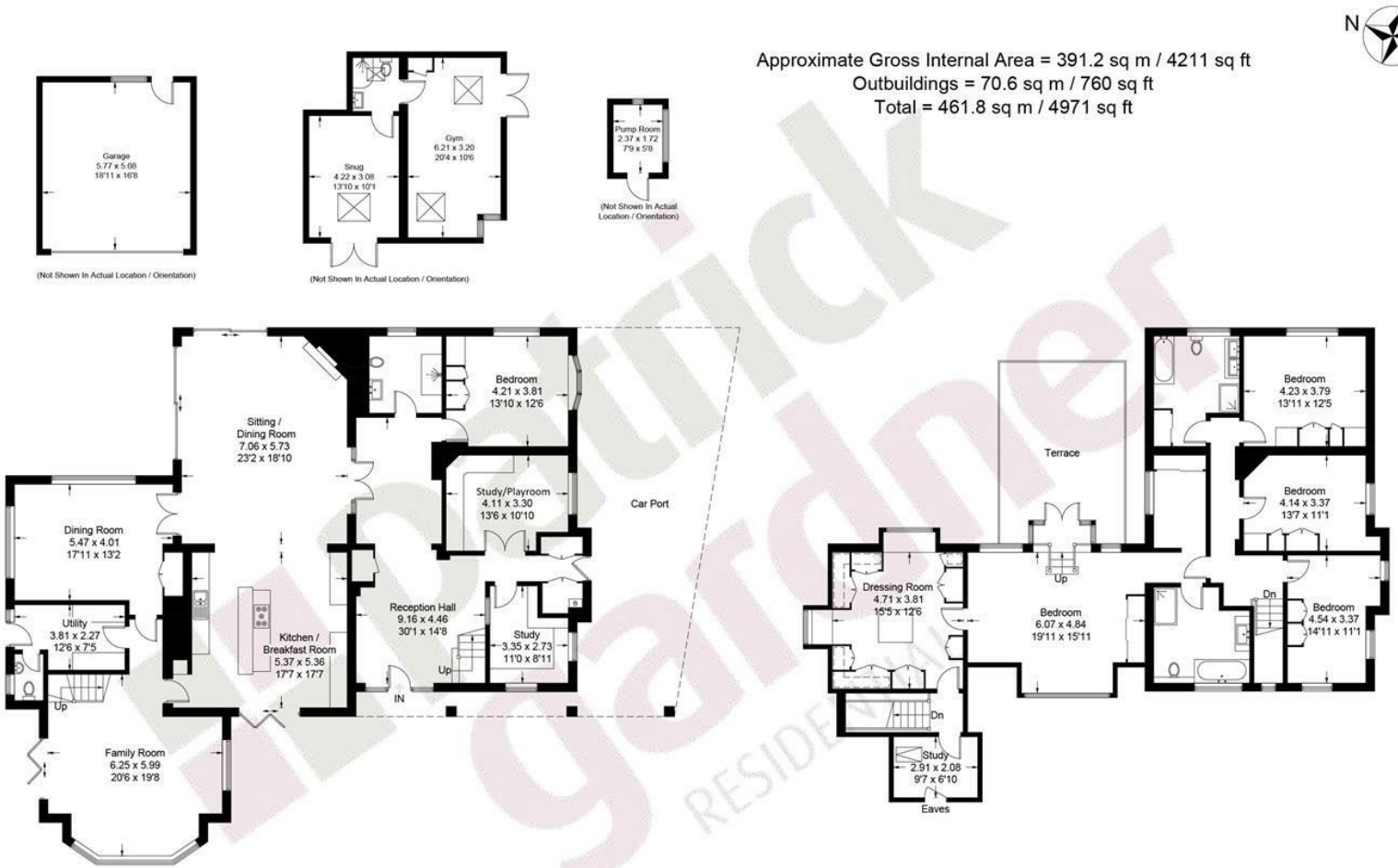
Ashtead woods are nearby with onward country walks to Headley Heath, Epsom Downs, Box Hill, and the Surrey Hills, designated an Area of Outstanding Natural Beauty.

Ashtead mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to and both Heathrow and Gatwick airports.

Tenure	Freehold
EPC	C
Council Tax Band	H
Private Road Charge (AWPAL)	£1050 P.A as of March 2026



Approximate Gross Internal Area = 391.2 sq m / 4211 sq ft
Outbuildings = 70.6 sq m / 760 sq ft
Total = 461.8 sq m / 4971 sq ft



Ground Floor **First 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. (ID1296407)

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66 Tudor House, Ashtead, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashtead@patrickgardner.com
www.patrickgardner.com

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