

Hollybank The Warren, Ashtead, Surrey, KT21 2SE

Guide Price £2,495,000









- PREMIER GATED PRIVATE ESTATE
- THREE RECEPTION ROOMS
- FIVE BEDROOMS
- BESPOKE THREE-CAR GARAGE
- SOUTHERLY GROUNDS OF APPROX 1 ACRE
- SUBSTANTIAL HOME TOTALING 4247SQFT
- KITCHEN/BREAKFAST & WINE STORE
- FOUR BATHROOMS, TWO BEING EN-SUITE
- FURTHER SINGLE GARAGE & CAR PORT
- WELL MAINTAINED TENNIS COURT

Description

Understood to be built in the1920's, this substantial residence commands a bold, but secluded, corner plot within what is considered to be Ashtead's premier gated private estate.

An imposing front door leads to a welcoming entrance hall with under-stair storage and cloakroom. The kitchen/breakfast room is at the heart of the home and comprises two fridges, freezer, four ring induction hob with extractor over, dishwasher, two ovens plus a combination oven/microwave with warming drawer under. Ample storage cupboards are complimented by Quartz worksurfaces leaving space for dining room table. The kitchen also benefits from double doors to the garden, side door to driveway, and door through to separate games room, temperature controlled wine cellar and door to single garage with carport beyond. A further separate dining room with doors to the garden and a formal living room with feature Inglenook style fireplace completes the ground floor accommodation.

The first floor is approached via two separate staircases, with the main staircase leading to a generous landing which could be used as a further reception space. The principal bedroom suite benefits from a generous en-suite bathroom with twin sinks, shower enclosure and separate bath. Guest bedroom two also benefits from an en-suite and enjoys views over the rear garden. There are a further three bedrooms, and two bathrooms upstairs; one of which is dual purpose as a utility room.

The property is approached via a gravel driveway providing access to a bespoke three-car garage, further single garage & car port. The extensive grounds surround the house and total approximately one acre and include a recently renovated tennis court, mature planting on the boundary, selection of fruit trees and a southerly stone patio ideal for entertaining.

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, and West Ashtead School are both within a short walk of the property.

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	E
Council Tax Band	H
Private Road Charge	Currently £1450 per annum



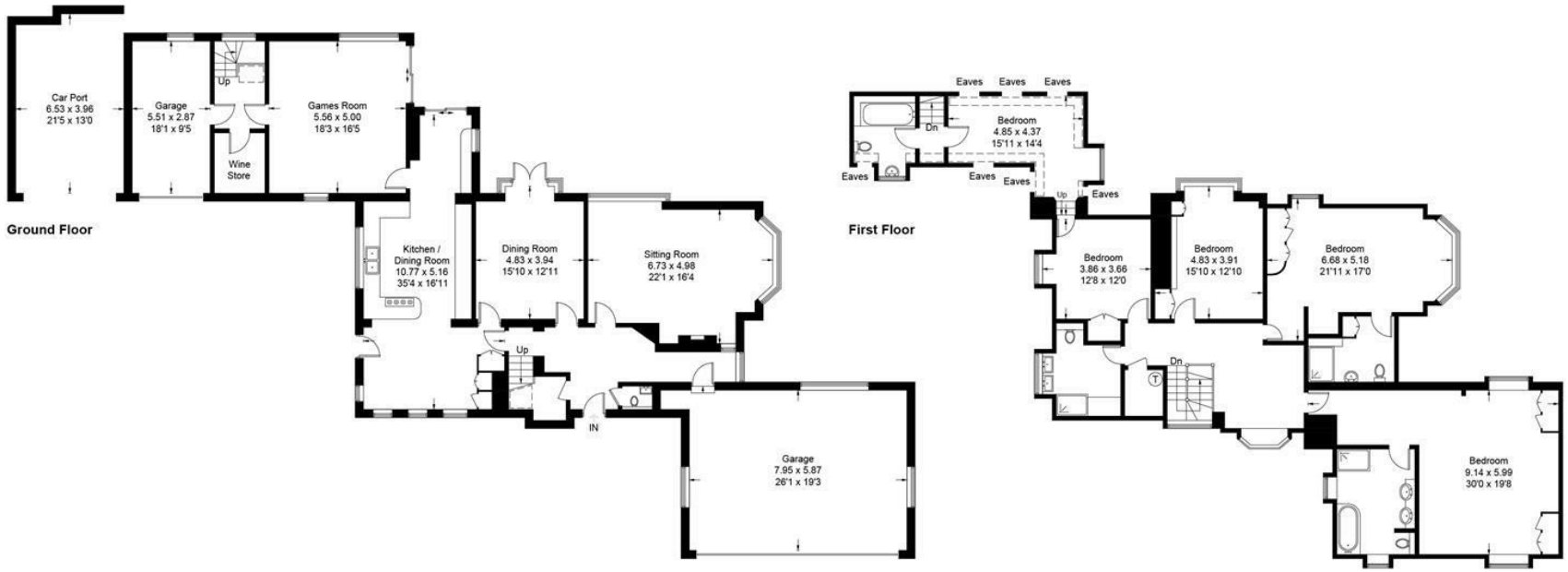




= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 394.6 sq m / 4247 sq ft
(Including Garages / Excluding Workshop)

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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. (ID1212819)

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