

9 Rye Field, Ashtead, KT21 2EH

Asking Price £1,299,950









- IMPRESSIVE DETACHED HOME
- TWO RECEPTION ROOMS + STUDY
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- SEMI-RURAL FEEL, EDGING ACRES OF GREEN BELT
- HIGHLY DESIRABLE PRIVATE ROAD
- KITCHEN, UTILITY & LEAN TOO
- EN-SUITE & FAMILY BATHROOM
- SOUTH WESTERLY, DOUBLE GARDEN
- EASY ACCESS TO COMMUTER STATION, VILLAGE & A CHOICE OF SCHOOLS

Description

Built in 2002 this attractive detached home has only had one owner since new. An imposing vaulted hallway leads to a well-proportioned triple aspect living room, featuring a stylish stone fireplace, overlooking the garden with double doors to the patio with French doors opening to the dining room. The stylish shaker style kitchen boasts striking stone worktops and houses a 5-burner gas hob with extractor over, a combination oven and grill oven, a dishwasher and leads to both a utility area with space for further appliances and a study area. From here there is integral access to the double garage with workshop area and a handy lean too. A guest toilet completes the ground floor.

A staircase rises through the bright vaulted hallway to a galleried landing with airing cupboard and loft access off. The principal bedroom is an impressive size and features a wall of built in wardrobes with a neat T.V within, as well as a well-proportioned en-suite shower room. There are 3 further double bedrooms, served by a family bathroom, complete with over bath shower and built in storage.

Outside. This home boasts an impressive double plot since the current owners purchased a large plot/field adjoining the original garden. Backing Rye Meadows with Ashtead common beyond, this desirable South Westerly plot is not overlooked from the rear and currently features, a large chicken coop, a shed and log store, enclosed by fencing and mature hedging for privacy. Paddock fencing links this space to the original family garden, which features, a large log cabin, a further shed, a vegetable garden, a spacious block paved patio, a timber gazebo - ideal for sheltered alfresco dining, all complemented by mature planting. A block paved path leads to the front of this home, it's pretty front garden, driveway and double garage.

Situation

Rye Field forms part of a highly desirable private residential road within easy reach of Ashtead's mainline station with frequent services to London Waterloo (41 mins approx) and Victoria.

A number of independent retailers at Craddocks parade and Barnett Wood Lane and The Street offer an excellent variety of shops, including butchers, greengrocers, bakers and wet fish shop to name but a few. Mark and Spencer food hall (opening end 2017) in The Street and more comprehensive shopping facilities at Epsom and Leatherhead nearby can be found.

Located just a short walk away is Ashtead Common and Nature Reserve offering plenty of open greenbelt countryside, ideal for country pursuits including mountain biking and walking.

A further choice of recreational pursuits nearby are within easy reach and include Ashtead Squash and Tennis Club, Bowls and Cricket Club.

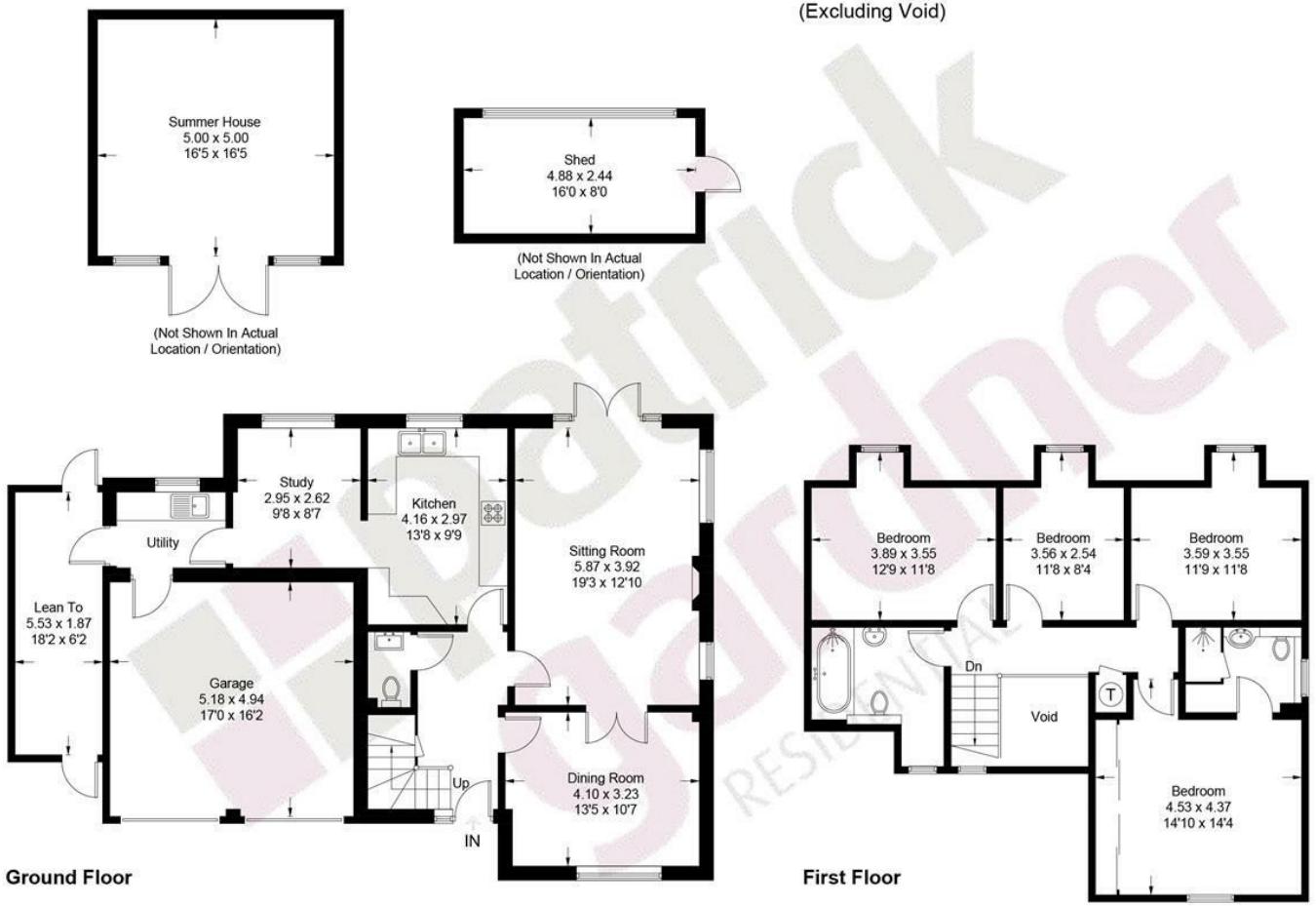
Tenure	Freehold
EPC	C
Council Tax Band	G
Private Road Charge	£50 P.A







Approximate Gross Internal Area = 172.4 sq m / 1856 sq ft (Including Garage)
Summer House / Shed / Lean To = 47.3 sq m / 509 sq ft
Total = 219.7 sq m / 2365 sq ft
(Excluding Void)



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. (ID1329679)

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