



WISTERIA HOUSE

Park Lane, Ashted, Surrey



A STRIKING DETACHED MODERN HOME COMBINING CUTTING-EDGE DESIGN WITH EFFORTLESS FAMILY LIVING

A private and highly desirable position, this exceptional detached family residence has been meticulously refurbished and extended to offer a remarkable standard of contemporary living, seamlessly blending elegant interiors with outstanding entertaining space.



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Local Authority: Mole Valley District Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Extending to approximately 5,050 sq ft, the house is arranged over two floors and provides beautifully balanced accommodation, perfectly suited to both family life and formal entertaining. At the heart of the home lies a beautifully appointed kitchen, from Roundhouse, thoughtfully designed to combine style and functionality. Featuring striking marble worktops, premium Gaggenau ovens and a fully equipped coffee station, the space is ideal for both everyday use and entertaining. Quooker taps add further convenience, while the open-plan layout enhances the sense of light and connectivity with the surrounding living areas. There is also a built-in wine wall which is humidified and air conditioned.

The ground floor further benefits from a formal drawing room, an elegant dining room, and a flexible study/playroom, all finished with high-quality wooden flooring. A standout feature is the impressive games room, complete with a bespoke bar, offering an ideal space for entertaining, with direct access to the outdoor entertaining areas and kitchen.











LOCATION

Upstairs, the principal bedroom suite provides a tranquil retreat, featuring air conditioning, a dressing room and a luxurious en suite bathroom with Samuel Heath fittings. The 4 additional bedrooms are well-proportioned and all benefiting from en-suite bathrooms.

The property excels in its outdoor offering. The landscaped rear garden has been designed for year-round enjoyment, featuring a covered terrace with a Biosun louvre system and integrated heaters, alongside an outdoor kitchen and a gas firepit seating area — ideal for al fresco dining and entertaining.

To the front, the property is approached via a private, gated driveway providing ample parking, in addition to a substantial double garage with generous storage space.

Schooling in the area is superb, with an excellent choice of private schools, including City of London Freeman's School, Downsends, Epsom College, St John's School, Box Hill School, and Kingswood House. State education is covered by St Andrew's (Catholic), St Giles C of E, and West Ashted Primary.

Between Ashted and Epsom is the RAC at Woodcote Park, set in 350 acres of beautiful Downs countryside. It features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, two indoor swimming pools (one family pool), treatment rooms, three restaurants, bars, and accommodation.





Approximate Gross Internal Area

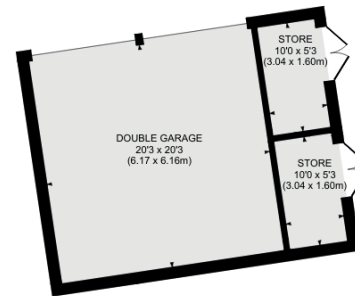
Main House 4,439 sq. ft / 412.40sq.m

Shed 97 sq. ft / 9.0 sq. m

Garage 409 sq. ft / 38.00 sq. m

Store 106 sq. ft / 9.90 sq. m

Total 5,051 sq. ft / 469.30 sq. m



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 any decisions reliant upon them. (ID767266)



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