

29A Agates Lane, Ashtead, Surrey, KT21 2ND

Asking Price £1,000,000









- EXTENDED 2293 SQFT DETACHED HOUSE
- CONVENIENT FOR EXCELLENT SCHOOLS
- 4 DOUBLE BEDROOMS & 2 BATHROOMS
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY PARKING & DOUBLE GARAGE
- SOUGHT AFTER LANES AREA
- EASY ACCESS FOR SHOPS & STATION
- 4 GOOD SIZED RECEPTION AREAS
- UTILITY ROOM & DOWNSTAIRS W.C
- GENEROUS REAR GARDEN

Description

An enclosed entrance porch, with garage access off, leads through to a welcoming reception hall with a storage cupboard and guest toilet. Double doors lead through to a light and airy sitting room in front of a cosy multi-fuel fire. Further glazed doors open onto a 21' family room, with the garden and dining area beyond. Furthermore there is a separate study. The aforementioned reception spaces are complemented by a kitchen/breakfast room/dining area which boasts a good range of floor and wall mounted cupboards for storage, ample granite effect worktops for preparation, breakfast bar with space for stools, and and integrated appliances. Conveniently, adjacent to the kitchen is a generous utility room which provides space for white goods, worktops and further cupboard storage.

On the first floor, the principal bedroom offers a range of fitted wardrobe cupboards and access to an en-suite shower room & w.c. Three further double bedrooms are complemented by a family bathroom suite.

Outside the property benefits from driveway parking for a number of cars which leads to a double garage. Side access opens onto a generous well maintained rear garden with feature pergola seating area and mature trees and shrubs.

Situation

Located in the popular 'Lanes' area of Ashtead and situated conveniently for the village which has excellent local shopping facilities with a great choice of independent retailers including butcher's, greengrocers, bakers and M & S food hall.

Public transport is easily accessed with bus routes and main line station which provides services to Waterloo, London Bridge and Victoria within walking distance.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt providing ideal open spaces for country walks, riding and cycling.

Junction 9 of the M25 is within two miles of Ashtead linking Heathrow and Gatwick Airports and the major national motorway network.

There are many well considered schools to hand in both the private and state sector including St Andrew's secondary, St. Peter's Primary, The City of London Freemen's School in nearby Ashtead Park and St John's School in Leatherhead.

There is a choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead.

Tenure	Freehold
EPC	D
Council Tax Band	G

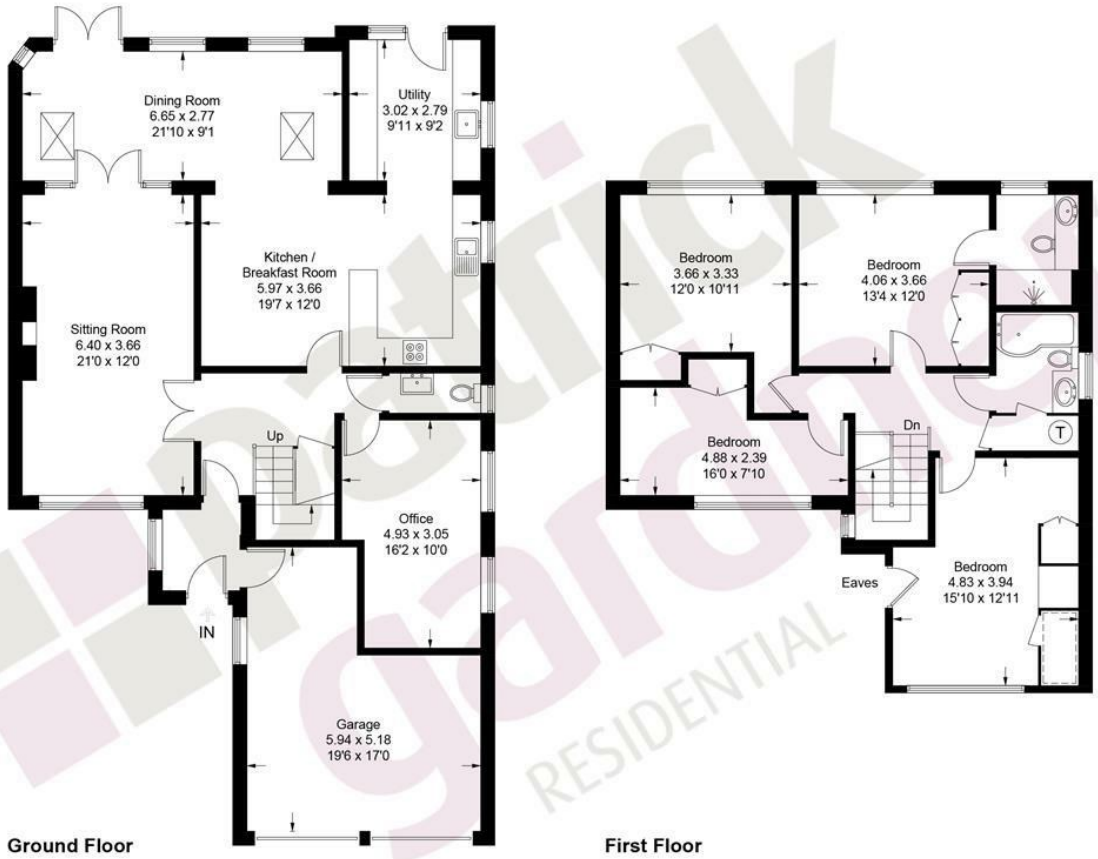






= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 213.0 sq m / 2293 sq ft
(Including Garage)



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. (ID1249353)

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