



**patrick
gardner**
RESIDENTIAL

Rustles Dene Road, Ashtead, Surrey, KT21 1EB

Guide Price £875,000



- DETACHED CHARACTER HOME
- TWO RECEPTION ROOMS
- CLOAKROOM & UTILITY AREA
- FAMILY SHOWER ROOM
- REAR GARDEN
- SOUTH SIDE OF ASHTED VILLAGE
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- GARAGE & DRIVEWAY PARKING
- NO ON-GOING CHAIN

Description

This character home has been in the same ownership for nearly thirty years and offers an exciting opportunity to purchase on the favoured south side of Ashtead village.

A covered storm porch leads through to a reception hall with guest toilet and handy under-stairs storage cupboard. A generous reception room with bay window and fireplace inter-connects through double glazed doors to the kitchen/breakfast room to the rear, which enjoys sliding patio doors leading on to the garden. The kitchen provides a selection of storage cupboards along with gas hob, sink and space for white goods. A breakfast bar separates the kitchen from the breakfast area and is complemented by another adjacent reception room. The ground floor accommodation is completed by a separate utility area with space for white goods and back door to side access.

A turning staircase with picture window leads to the first floor, which comprises a generous landing with loft access hatch and three bedrooms, served by a family shower room.

The rear garden is mainly laid to lawn and extends to approximately 63ft from the rear extension. Side access leads to a generous front garden with a mature hedge screen and ample driveway parking with access to an integral single garage.



Situation

Rustles is located on the desirable South side of Ashtead Village, providing easy access to the Village and is an easy walk to its popular commuter station, providing daily services to Waterloo, Victoria, London Bridge and Guildford.

The area boasts a wealth of open unspoilt countryside much of which is National Trust owned or Green Belt. There are also many well considered schools to hand in both the private and state sector all within easy reach, with nearest being City of London Freemen's School and St Giles Infant School.

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.

Tenure

Freehold

EPC

E

Council Tax Band

F



= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 116.0 sq m / 1249 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 129.2 sq m / 1391 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. (ID1268216)

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