

Roebuck Close, Ashtead

V&H HOMES

Roebuck Close

Ashtead

Situated in a highly desirable cul-de-sac location, this substantial and beautifully maintained four-bedroom detached family home offers generous and versatile accommodation, complemented by impressive outside space, extensive parking and the rare benefit of a double and single garage.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four Bedroom Detached House
- Two Bathrooms
- Large Lounge/Dining Room
- Off Street Parking For Four Cars
- Large Double Garage and Detached Single Garage
- Cul-De-Sac Location
- No Onward Chain















Roebuck Close

Ashtead

An attractive covered entrance leads into a spacious and welcoming reception hallway, complete with a convenient guest cloakroom/WC.

The sitting room enjoys excellent natural light from its dual-aspect windows and features an attractive fireplace whilst the dining area enjoys pleasant views over the rear garden. A large conservatory provides additional reception space with direct access to the garden. The fitted kitchen offers ample workspace and room for breakfast dining, together with a door providing convenient external access.

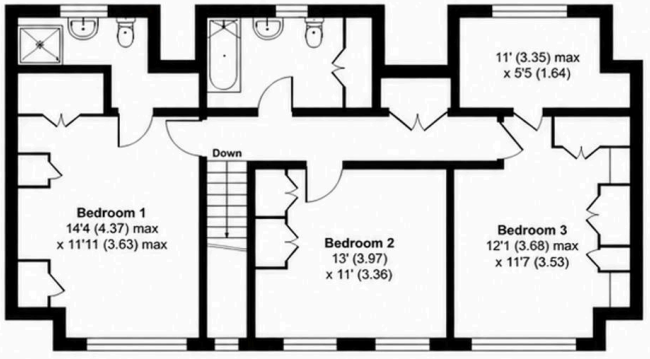
The first floor continues to impress with a generous principal bedroom, complete with fitted wardrobes and an en-suite shower room. There are two further well-proportioned double bedrooms, both benefiting from built-in wardrobes, with one also providing access to the large, boarded loft space. A fourth single bedroom completes the sleeping accommodation. The family bathroom serves the remaining bedrooms, whilst an airing cupboard and an additional storage cupboard on the landing provide valuable storage.

The garden has been thoughtfully arranged, incorporating a large, neatly maintained lawn and two generous paved patio areas, offering excellent spaces for outdoor dining and entertaining. Further features include a variety of mature trees and plants, useful garden storeroom, a wooden storage shed with light and power, a green house, a centrally positioned ornamental pond, and rear access doors to both garages. An iron gate provides access to the front of the property.

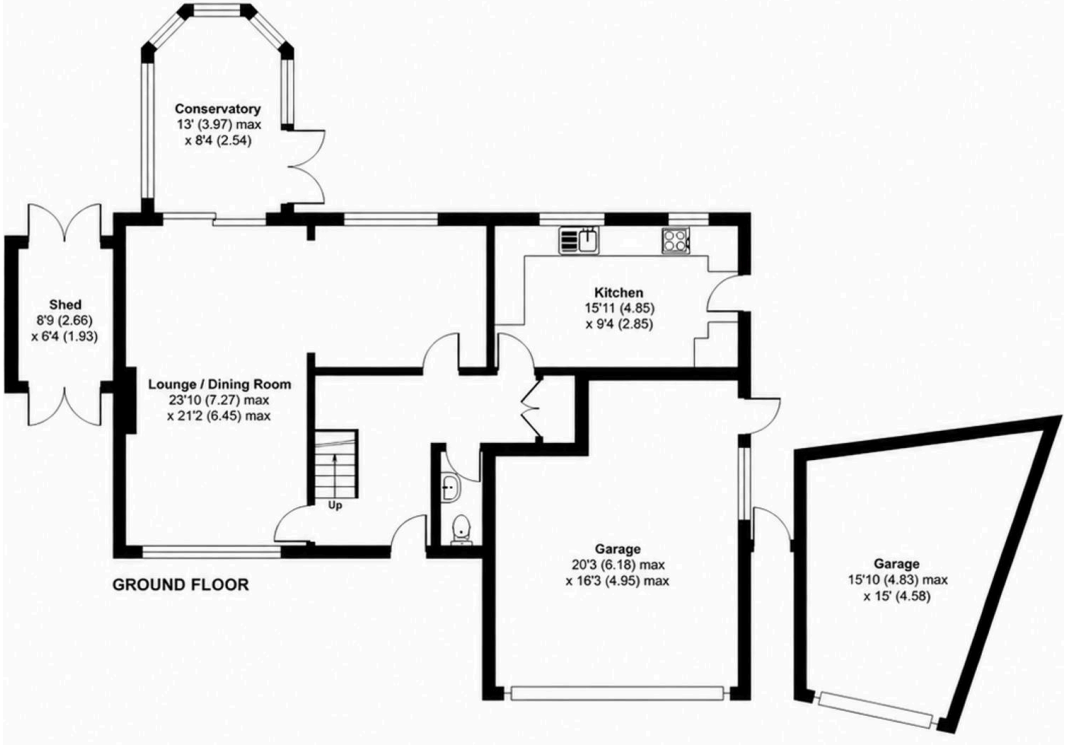
- Four Bedroom Detached House

Roebuck Close, Ashtead, KT21

Approximate Area = 1597 sq ft / 148.3 sq m
Garage = 506 sq ft / 47 sq m
Outbuilding = 55 sq ft / 5.1 sq m
Total = 2518 sq ft / 200.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.