



Bushey Shaw, Ashtead KT21 2HP

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## Bushey Shaw Ashtead KT21 2HP

*V&H Homes are proud to present this exceptional EPC "A" rated detached bungalow, set in an elevated position with breathtaking views across Ashtead Common. Situated within a peaceful residential cul-de-sac, the property offers a rare sense of privacy and tranquillity while remaining within easy reach of Ashtead's mainline station and the amenities of Craddocks Parade.*

EPC Rated A

Detached Bungalow

Spectacular Views of Ashtead Common

Three Double Bedrooms

Modern Kitchen

Two Bathrooms

Detached Garage

Off Street Parking for Two Cars





Approached via electric gates, a private driveway leads to a double garage and sheltered entrance, creating an immediate impression of security and exclusivity.

Immaculately presented throughout, a wide reception hall provides access to a stylish cloakroom/shower room and introduces the generous proportions of the home. The principal reception room is a beautifully light-filled space with glazed doors opening directly onto the garden terrace, perfectly framing the spectacular outlook. Ideal for both entertaining and everyday living, this room flows seamlessly into a contemporary kitchen fitted with sleek high-gloss units, premium work surfaces, and a full range of integrated appliances, with space for informal dining.

Modern enhancements include air conditioning to the main reception room and principal bedroom, CCTV security, and a smart home system controlling heating and lighting. An extensive solar PV installation with grid-tied inverter generates summer income and virtually eliminates energy costs.

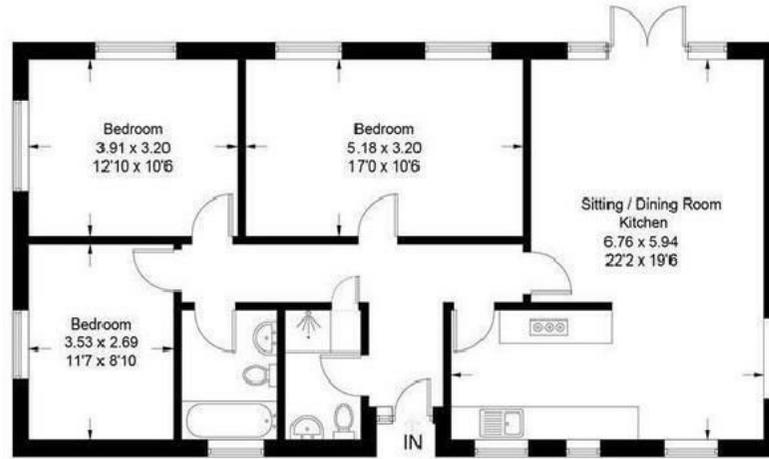
An inner hallway leads to three generous double bedrooms, two of which enjoy dual aspects and sweeping views across the common. These are served by a well-appointed family bathroom.

The rear garden is a particular highlight, mainly laid to lawn with a paved terrace for outdoor entertaining, greenhouse, insulated workshop, and additional store. Side access leads to an attractive front garden enclosed by mature hedging and secure gates.

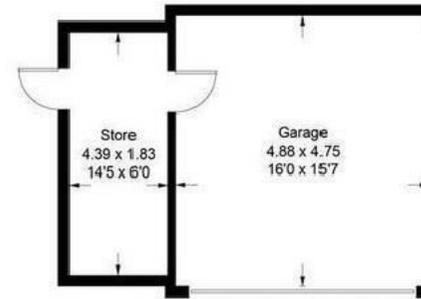
A rare opportunity to acquire a beautifully presented, energy-efficient home in one of Ashtead's most sought-after locations.



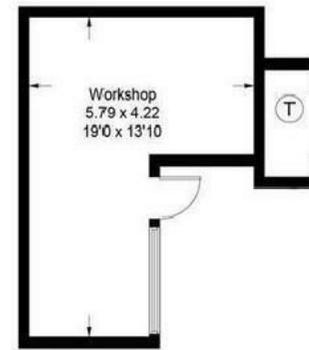
Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft  
Outbuildings = 60.4 sq m / 650 sq ft  
Total = 154.6 sq m / 1664 sq ft



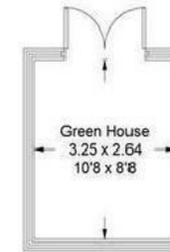
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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.

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