

patrick gardner
RESIDENTIAL

Warrenhurst The Warren, Ashtead, Surrey, KT21 2RX

Price Guide £2,950,000









- PREMIER 7350 sq ft GATED PRIVATE ESTATE
- 8 RECEPTION ROOMS
- 9 BEDROOMS
- GATED DRIVEWAY
- 3 EN-SUITE BATHROOMS & SEPARATE FAMILY BATHROOM
- ARTS AND CRAFTS STYLE HOME
- KITCHEN, UTILITY & PLANT ROOMS
- EXTENSIVE FORMAL GARDENS
- TWIN DOUBLE GARAGES
- WALKING DISTANCE TO A RANGE OF DESIRABLE SCHOOLS, SHOPS, AND RAILWAY STATION

Description

Warrenhurst is an Arts & Crafts house set within gardens of over an acre and enjoys a rich history. This striking and rare home, with stone mullion windows to much of the ground floor, and ornate moulded ceilings, was utilised during WWII, as evident in the games room, where an impressive commemorative war themed wall mural has been thoughtfully preserved. In addition, the beautiful landscaped gardens were designed by Gertrude Jekyll. We are delighted to become a minor part of this home's history by way of offering buyers the rare opportunity to become the new custodians of this much-loved home as it is sold for the first time in 25 years.

The imposing stone storm porch provides much shelter upon entering this home, opening to a spacious entrance hall with both a cloaks room and guest toilet. From here, doors lead into the kitchen and the period piano room, with a striking staircase to the first floor and doors out to the garden via a decorative stone loggia. The living room boasts a feature fireplace, and enjoys a dual aspect view looking towards the landscaped gardens to the rear and, via an alluring window seat, the 'long' garden to the side aspect. At the far end of the house is the games room, featuring the WW2 mural, this also enjoys a dual aspect over the gardens, and is complemented by an oak panelled fireplace. A sizable formal dining room with it's own distinctive fireplace also overlooks the garden. The kitchen is located to the front and enjoys a wall of neat larder cupboards and a walk-in pantry. There is a selection of complementary wall and base units, a range cooker, a number of built-in appliances as well as space for a family breakfast table. A separate plant/utility room complements this. To the far side of the house are three further reception rooms, at one time used as a separate home, with its own rear staircase and utility area which had formerly been used as a kitchen/breakfast room. From here there is direct garden access with further views of the remarkable garden.

The rear staircase leads to two first-floor bedrooms, one with en-suite, and further stairs to two second-floor bedrooms, each with a fireplace. From the imposing principal galleried landing are five bedrooms each with original fireplaces, four of which are large double rooms overlooking the impressive gardens, two with en-suite facilities and one with a spacious dressing area within. A spacious family bathroom serves the remaining bedrooms.

Outside are twin older style double garages and gated driveway with ample parking. The impressive Gertrude Jekyll garden is a particular feature of this family home, with formal lawns, rose gardens, hedging, concealed pathways and more. The property has been maintained sympathetically by the current owners in keeping with its original age and design.

Situation

This highly desirable location is situated within walking distance of Ashtead Village , providing an excellent choice of independent retailers plus Marks & Spencer Food Hall.

The tranquil Ashtead Park and ponds are nearby, ideal for leisurely walks. In addition, churches, sports clubs, doctors surgery, library and RAC Country Club are also available locally. Ashtead woods are nearby with onward country walks to Headley Heath, Epsom Downs, Box Hill, and the Surrey Hills, designated an Area of Outstanding Natural Beauty.

Local schooling including the renowned City of London Freemen's, Downsend, St. Giles Infant School and West Ashtead School are all within a short walk of the property.

Ashtead mainline station is within walking distance and offers services to London, Waterloo and Victoria. Nearby junction 9 of the M25 gives access to both Heathrow and Gatwick airports.

Tenure	Freehold
EPC	D
Council Tax Band	H
Private Road Charge (AWPAL)	£1,450 P.A for 2025. Due each June.

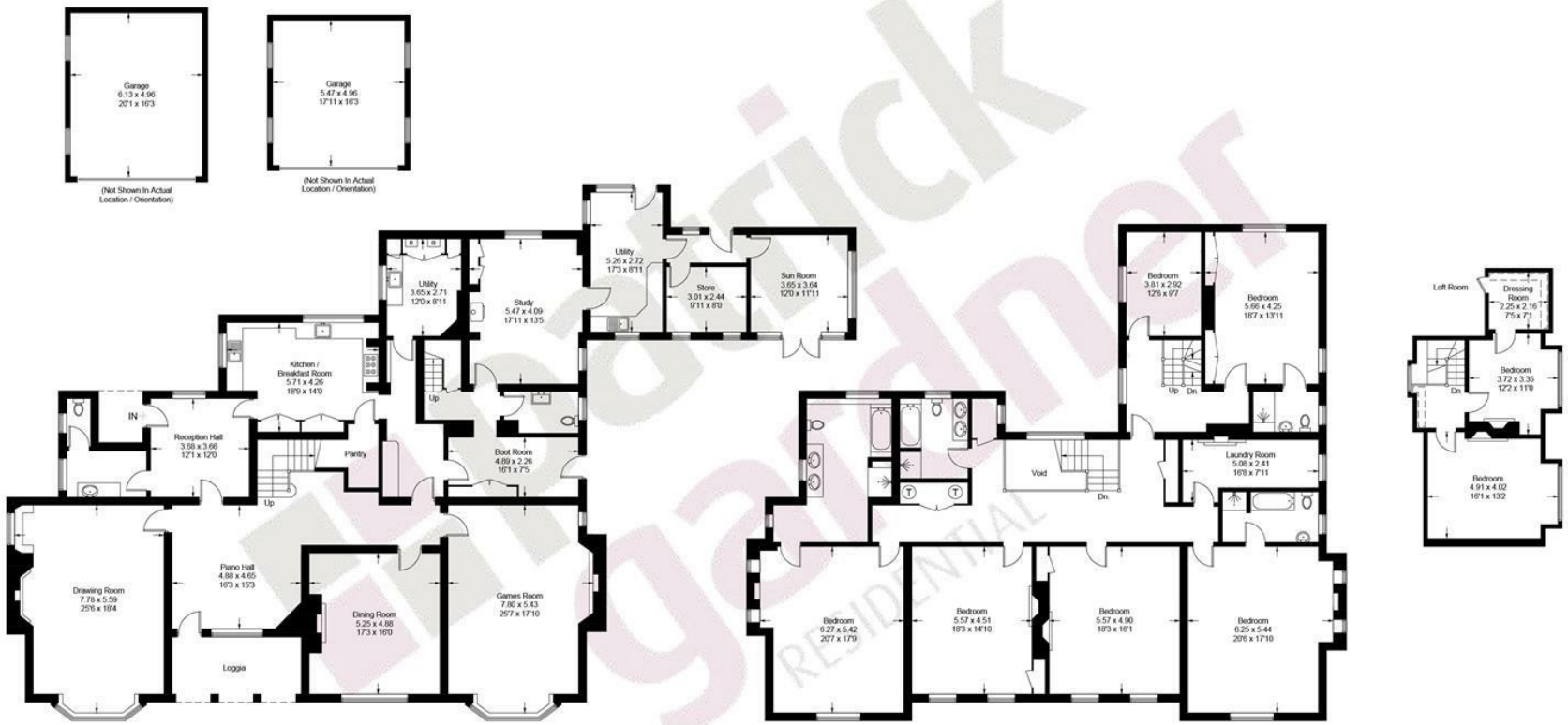






= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 625.4 sq m / 6732 sq ft
(Including Void)
Garages = 57.4 sq m / 618 sq ft
Total = 682.8 sq m / 7350 sq ft



Ground Floor **First Floor** **Second 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. (ID1293103)

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