

patrick gardner
RESIDENTIAL

2 Reynolds Place, Ashtead, KT21 2TS

Prices From £1,250,000

- BRAND NEW 4 BEDROOM DETACHED HOUSE
- OCCUPATION AVAILABLE FOR CHRISTMAS
- GENEROUS PLOT
- WALKING DISTANCE TO VILLAGE SHOPS
- CONVENIENT FOR M25 LONDON ORBITAL
- SECLUDED CUL DE SAC OF JUST THREE HOMES
- CONTEMPORARY FINISHES THROUGHOUT
- CLOSE TO OUTSTANDING LOCAL SCHOOLS
- EASY ACCESS TO MAINLINE RAILWAY
- 10 YEAR ICW BUILD WARRANTY



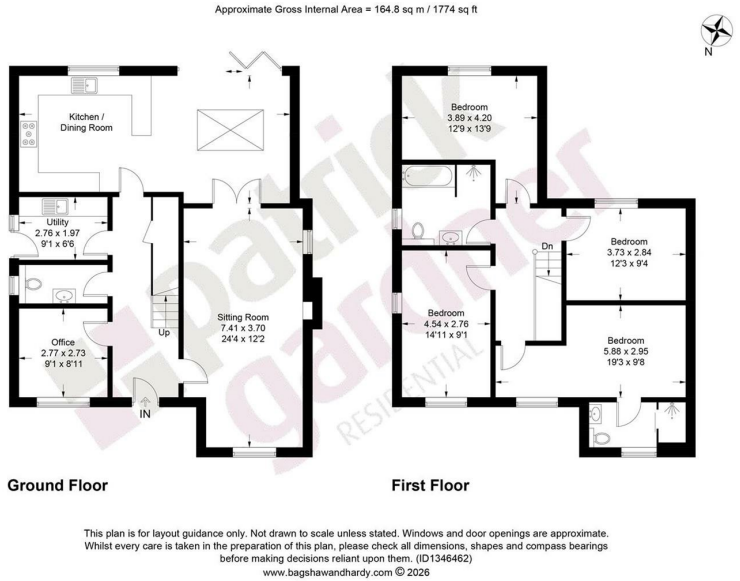




Plot 2, Reynolds Place is a stunning, traditionally built new home featuring elegant tile-hung elevations and detailed brickwork. The exterior offers a delightful blend of warm, buff-coloured brickwork complemented by attractive wood-effect windows and a contrasting front door.

Inside, the ground floor provides a flexible layout. It features a formal drawing room overlooking the front garden and an impressive kitchen/dining room that spans the entire width of the rear. A dedicated home office, a practical utility room with direct garden access, and a guest WC complete this level.

Upstairs, the principal bedroom features a luxury en-suite, while three further bedrooms are served by a spacious family bathroom.




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| **Tenure** | Freehold |
| **EPC** | New Build TBA |
| **Council Tax Band** | New Build TBA |

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