



10 Oak Way, Ashted, Surrey, KT21 1LQ

£1,200,000

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- DISTINCTIVE DETACHED CHALET HOME
- EXTENDED & RENOVATED TO MODERN SPECIFICATION
- SPACIOUS LIVING ROOM WITH BI-FOLD DOORS
- STYLISH KITCHEN/BREAKFAST ROOM WITH BI-FOLD DOORS
- THREE/FOUR DOUBLE BEDROOMS ONE EN-SUITE
- 95FT LANDSCAPED REAR GARDEN
- CORNER PLOT FEATURING TWO DRIVEWAYS
- DETACHED DOUBLE GARAGE
- FLEXIBLE ACCOMMODATION
- SOUTH ASHTEAD LOCATION

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The Property This superb flexibly designed extended detached, chalet home is located in an enviable corner position with views towards open greenbelt from the first floor. Conveniently located within easy reach of excellent range of desirable state & private schools this home would suit both the family, multigenerational & downsizer market well. The property boasts currently unutilised excellent work from spaces & lends itself to an annex being created within, a good-sized kitchen breakfast room, 3 receptions/potential bedrooms, 3 first floor bedrooms one an en-suite making this home, designed with ease of entertaining in mind, worth a view.

The front door opens to an imposing reception hall with vaulted ceiling boasting one of two striking feature windows installed in this unique home. The dual aspect living room features a relaxed seating area in front of a delightful open fireplace with bi-fold doors to the rear garden patio. The second & third reception rooms are currently set as a dining & play room but both would make ideal bedrooms & or a study. A cloakroom is close at hand. The dual aspect kitchen/breakfast room overlooks the garden with bi-folding doors to another side of the aforementioned & extensive patio. This inviting family space enjoys a contemporary & thoughtfully designed Kitchen featuring an array of granite worktop space, a range storage cupboard with a variety of integrated appliances. Plenty of remaining space is available for a family sized breakfast room. A handy utility room with plumbing for laundry complements the kitchen & ground floor accommodation. The dual aspect first-floor landing is flooded with natural light & presents as an ideal space for a study, play or reading area. The principal bedroom suite boasts a dressing area and en-suite off as well as a wall of bespoke wardrobes. Two further bright sizeable double bedrooms are served by a family bathroom suite.

Outside. The property benefits from ample forecourt parking on it's two driveways & a concealed pathway to the front door flanked by stylish trees. The south facing rear garden extends to approximately 95ft, is landscaped with an extensive patio & is enclosed by fencing a mature hedging for much privacy is completed by a well-positioned shed. To the rear a gate provides access to concealed detached garage & one of the two driveways.

EPC **C** & Council Tax Band **F**

Situation This sought-after residential road is just under a mile from Ashted Village shops & within walking distance of Ashted's main line station providing frequent services to London Bridge, Waterloo & Victoria with direct bus to Epsom & Leatherhead with connections the wider network beyond.

Highly regarded local state and private schools are located nearby including The City of London Freeman's, Rosebery School for girls, St Andrews & St John's Secondary Schools & The Greville Primary, St Giles and Downsends Primary Schools to name but a few. Acres of unspoilt open green belt countryside including Ashted Park & Common are close at hand, providing an ideal setting for walks, runs, & riding pursuits. Leisure facilities nearby include Ashted's cricket & bowls club, a squash club, the RAC Country Club at Woodcote Park, Tyrrells Wood Golf Club in Leatherhead.

Ashted Village it's self has provides excellent shopping facilities with it's vast range of independent retailers in addition to the ever popular Marks & Spencer Foodhall. In addition, this welcoming & quite cosmopolitan Village offers locals a choice of well-regarded sociable cafe's, pubs & restaurants. More comprehensive facilities to include cinema's, theatres and shopping centres can be found in the equidistant towns of Epsom & Leatherhead.




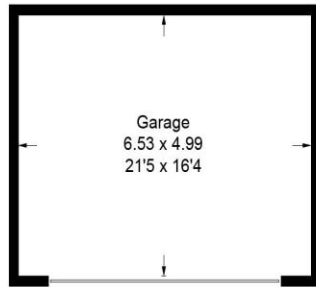
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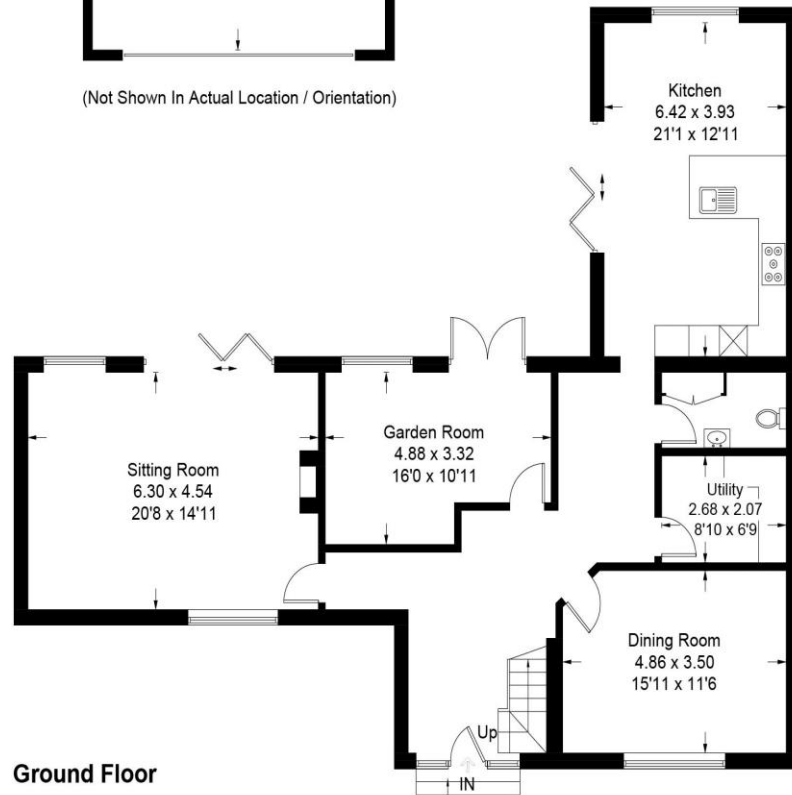
Approximate Gross Internal Area = 238.9 sq m / 2571 sq ft
 (Excluding Void)
 Garage = 31.7 sq m / 341 sq ft
 Total = 270.6 sq m / 2912 sq ft



 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



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. (ID825289)