



**patrick
gardner**
RESIDENTIAL

10 Beechcroft, Ashtead, Surrey, KT21 2TY

Guide Price £1,550,000



- STUNNING EXTENDED FAMILY HOME
- 2 FURTHER RECEPTION ROOMS
- 0.27 ACRE PLOT & 2936 SQ FT HOME
- WALKING DISTANCE OF GREENBELT
- SHORT WALK TO CITY OF LONDON FREEMEN'S SCHOOL
- KITCHEN/DINING/FAMILY ROOM
- 5/6 DOUBLE BEDROOMS & 4 BATHROOMS
- DOUBLE GARAGE & DRIVEWAY
- SCOPE TO CREATE ANNEX
- CUL-DE-SAC LOCATION ON SOUTH SIDE OF VILLAGE

Description

The property is approached through a landscaped front garden with a paved driveway and path to the front door, covered by a generous open porch. Once inside, a bright, welcoming hallway leads to the formal sitting room which overlooks the front aspect and enjoys stylish central fireplace. The impressive 38.2ft wide kitchen/family/dining room is flooded with natural light and features an attractive kitchen with a wide range of wall and base units housing integrated appliances. There is a generous amount of space for both a dining and seating area complemented by; under floor heating, vaulted ceilings with skylights, a log burner, and bi-fold doors opening onto the decking and lawn beyond. There is a separate utility room, integral access to the double garage, shower room with W.C and a further reception room, currently used as bedroom 6, which overlooks the beautiful garden. and could be converted into a separate annex.

The first-floor landing is flooded with natural light and leads to all five bedrooms and the family bathroom, complete with freestanding shower. Both the principal bedroom and bedroom two enjoy shower rooms and built-in storage, the three remaining double bedrooms are served by the family bathroom. This floor is complete with a linen cupboard and access to a spacious loft.

The family garden is a particular feature of this well-balanced family home with; an extensive lawn, spacious decking to the rear of the house ideal for entertaining, a rear sun deck, a 5 person Sundance Hot Tub and shed. Mature planting provides a soft boundary and much screening and a side gate leads back to the driveway and the double garage.



Situation

Beechcroft is a cul-de-sac located just off a sought after semi-rural road on the South side of Ashtead yet within access of both the village with its excellent local shopping facilities and main line station which provides services to Waterloo, Victoria and London Bridge.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There are many well considered schools to hand in both the private and state sector including City of London Freemen's School in nearby Ashtead Park, St Giles' Infant School and St Johns in Leatherhead, all within easy reach.

There is a choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom. Both road and off road cycling are popular in the area with there being access onto Green Belt land situated at the top of Crampshaw Lane.

Tenure

Freehold

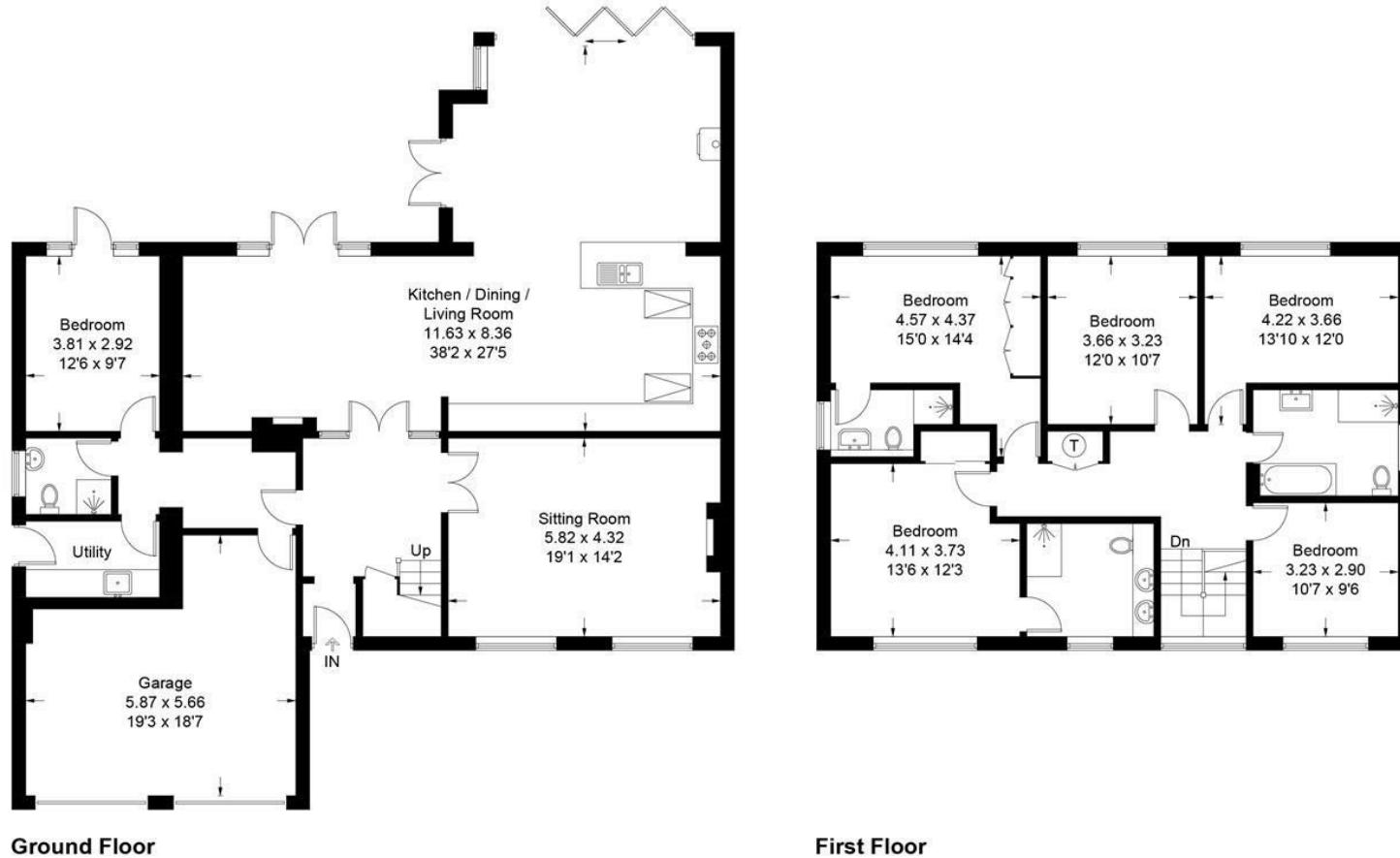
EPC

C

Council Tax Band

G

Approximate Gross Internal Area = 272.8 sq m / 2936 sq ft



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. (ID1107108)

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