



39A Oakfield Road, Ashted, Surrey, KT21 2RD

Guide Price £1,250,000





- ONE OF THE MOST IMPRESSIVE SEMI-DETACHED HOMES IN THE VILLAGE
- 24'8 WIDE KITCHEN/FAMILY/BREAKFAST ROOM
- REMAINDER NHBC WARRANTY
- DRIVEWAY PARKING
- ARCHITECT DESIGNED, OVER 3000 SQ FT

- OUTSTANDING LANDSCAPED GARDEN & BEAUTIFUL GARDEN SUITE
- 6 DOUBLE BEDROOMS, 4 EN-SUITE
- 19'3 x 16'1 LIVING ROOM
- WITHIN A HIGHLY REGARDED ROAD
- WALKING DISTANCE OF STATION, SCHOOLS & VILLAGE



## Description

This architect designed modern property has been built to an exceptional standard and features a porch leading to the front door and bright reception hall, with views of the striking garden. The formal lounge is a good size and is situated to the front of the property. It features both a pretty bay window and central fireplace with ample space for a wide choice of furniture. To the rear is an equally impressive open plan living space, with Bi-folding doors seamlessly linking the house and designer garden. Here, there is space for family dining table and a sofa. The kitchen has a wide range of units including; an integral dishwasher, a combination microwave-oven, wine rack and wine fridge, with space for a range cooker and an American style fridge freezer. These are complemented by stone effect worktops with coordinated breakfast bar and a separate utility room, with a door to the garden.

Off the spacious first floor landing is an airing cupboard, two storage cupboards and a luxury family bathroom. Here four of the double bedrooms are located, two with en-suites. A light well brightens the spacious second floor landing which leads to two further double bedrooms, each with en-suites.

The outstanding rear garden has been landscaped to an exceptionally high standard by a specialist garden designer. It has lawns, patios, select planting, box hedging, pergolas and a path leading to a large garden suite. The suite has Ethernet connectivity and its impressive layout comprises a cinema room, home office, kitchen, bathroom and store room. This space is ideal to have visitors enjoy self contained accommodation away from the family home. The driveway, flanked by mature hedging, can accommodate several cars and has direct access to the rear garden and garden suite via a side gate.



## Situation

The property is located in a sought after and established residential road within easy walking distance of excellent local shops, bus routes and Ashted's mainline station with services to London Bridge, Waterloo and Victoria.


The area abounds in a wealth of open unspoilt countryside close to hand, much of which is national Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

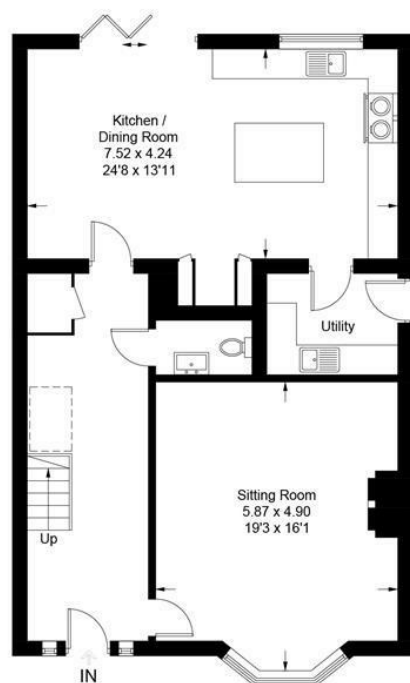
Highly regarded local schools both state and private can be found within walking distance including the 'Outstanding' Barnett Wood Infant School, St Andrew's and The City of London Freeman's School.

Ashted Village shops and amenities are within walking distance including the ever-popular M & S Food Hall alongside a good range of independent retailers including a choice of butchers, greengrocers, bakers, cafés and restaurants. Both the larger towns of Epsom and Leatherhead are a few miles distant in either direction and provide more comprehensive shopping facilities. There is also a wide choice of recreational pursuits to suit all ages nearby including Ashted's Squash, Tennis and Cricket clubs, complemented by the RAC club at Woodcote Park and Tyrrells Wood Golf Club, to name but a few.

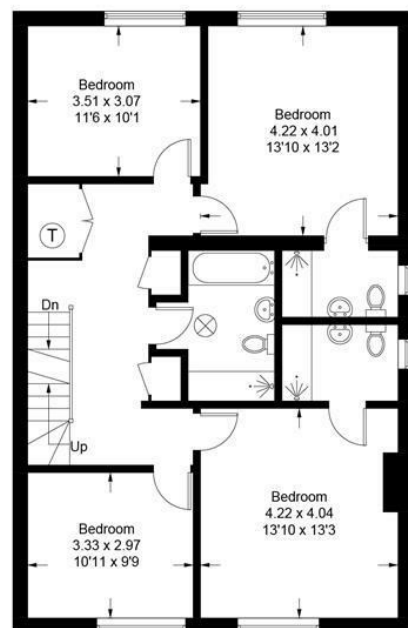
Tenure	Freehold
EPC	B
Council Tax Band	F

Approximate Gross Internal Area = 246.3 sq m / 2651 sq ft  
 Summer House = 40.6 sq m / 437 sq ft  
 Total = 286.9 sq m / 3088 sq ft

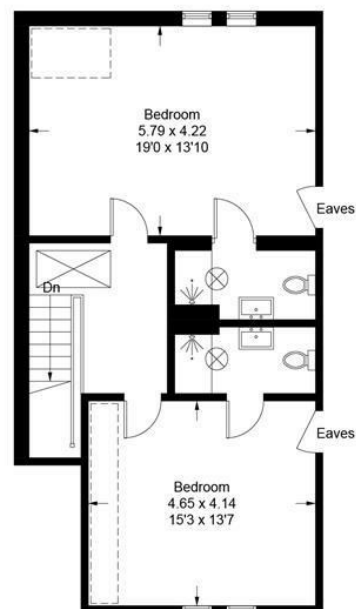
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor



Summer House

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. (ID1149090)

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66 Tudor House, Ashted, Surrey, KT21 1AW  
 Tel: 01372 271880 Email: [ashted@patrickgardner.com](mailto:ashted@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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