



**Treetops**, Paddocks Way, Ashted, Surrey KT21 2QY

**Guide Price £1,100,000 Freehold**



## Treetops, Paddocks Way, Ashtead, Surrey, KT21 2QY



- BESPOKE SWEDISH KIT HOUSE BUILT IN 1988
- ONE OWNER SINCE NEW
- SOUGHT AFTER PRIVATE ROAD
- 0.35 MILES TO ASHTEAD VILLAGE
- THREE BEDROOMS & TWO BATHROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- DOUBLE ASPECT LIVING ROOM
- GARAGE & DRIVEWAY PARKING
- MATURE FRONT & REAR GARDENS
- NO ON-GOING CHAIN

**Tudor House, 66 The Street  
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www.patrickgardner.com**

**The Property** Built by Hedlunds Swedish Houses Ltd in 1988 is this superb and rare Swedish kit house which was designed with energy efficiency in mind, some would say ahead of its time. This wonderful family home has retained most of its original features to include a log burning stove, split-level reception spaces and a solar panel for hot water. Accommodation includes three bedrooms, two bathrooms, two reception rooms, kitchen, garage, garden and parking. Conveniently, the property is offered with no on-going chain.

A covered entrance porch is approached via a well-screened driveway and leads to a larger than average entrance hall with views through to the rear garden. All three bedrooms are arranged off a central hallway, with two enjoying fitted wardrobes. These are complemented by a family bathroom and a separate shower room. Conveniently, a door from the hallway provides internal access to the garage with up and over door and external access door. Situated towards the rear of the property and with delightful views over the rear garden is a neatly designed kitchen with range of fitted storage cupboards and work surface preparation space to include integrated double oven and gas hob along with space for a range of white goods. A peninsular breakfast bar creates a natural divide to the dining area, an ideal entertaining space, featuring double doors to the garden. Through double glazed doors and down several steps is a contemporary style living room with picture window to the rear and sliding patio doors to a beautifully landscaped garden providing an immersive peaceful atmosphere. In the corner of the room is a stylish log burner with chimney rising through the ceiling and a tiled hearth below.

Outside. The property benefits from a secluded patio area with south westerly aspect with a slight overhang to the roof structure providing a neat area for log storage. From the patio, the rear garden extends to 110ft and is beautifully landscaped to include mature shrubs with an interesting selection of perennial plants to be appreciated by the keen gardener. Side access leads to the front garden which is mostly screened from the road by mature shrubs. A driveway provides off street parking and access to the garage.

**N.B:** There is currently a £100 per annum contribution towards upkeep of the private road.

**Situation** The property is situated in a convenient location for Ashtead village with a range of superb independent retailers, including butchers, greengrocers and bakers. Leatherhead and Epsom town centres nearby offering more comprehensive shopping facilities.

Excellent train services at Ashtead's popular commuter station nearby provide services to London Bridge, Waterloo and Victoria. Highly regarded local state schools, many rated by Ofsted good or outstanding, are complemented by a range of private schools many of these can be found a short walk away including Downsends School, St Andrew's and West Ashtead.

The area abounds with a wealth of unspoilt greenbelt. Countryside pursuits nearby include easy access for mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are within easy reach.

EPC **D** & Council Tax Band **G**

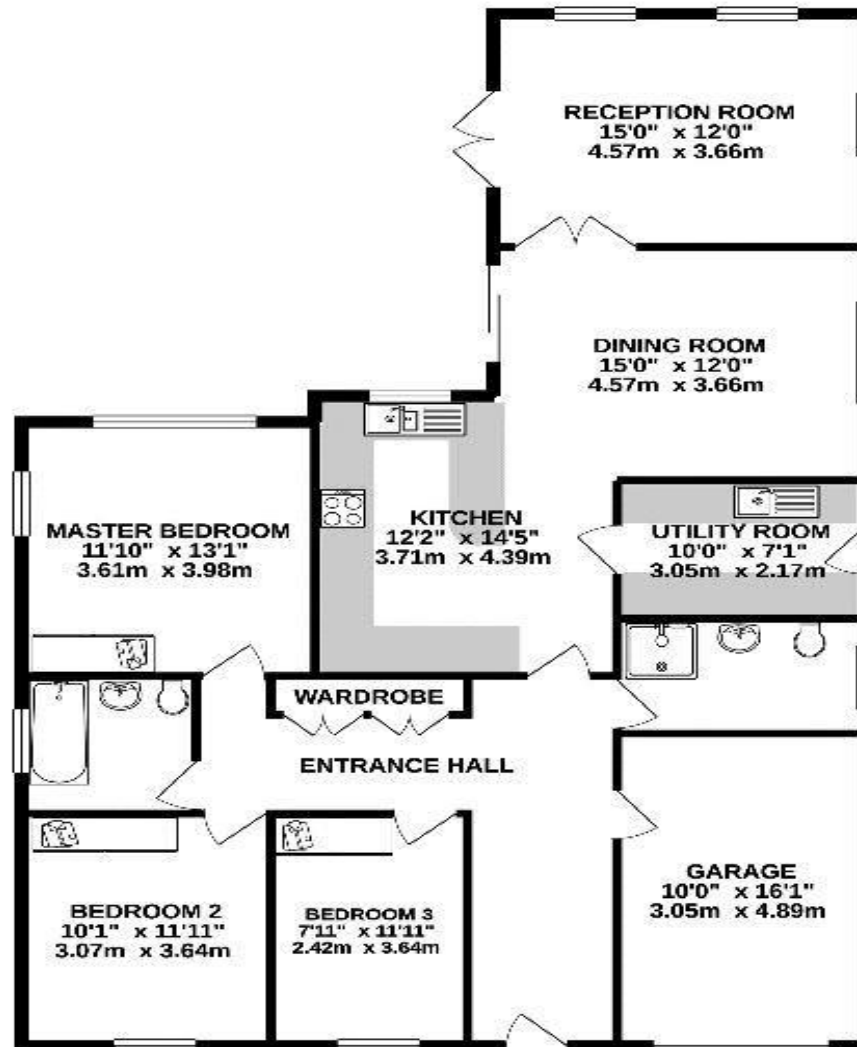
PGA1847







GROUND FLOOR  
1416 sq.ft. (131.5 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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