



The Chase, Ashted, Surrey KT21 2JN

Guide Price £799,950 Freehold

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- NEWLY BUILT BUNGALOW WITH VIEWS
- UNDER FLOOR HEATING WITH INDIVIDUAL THERMOSTATS
- VENT-AXIA VENTILATED ROOMS & SOLAR PANELS
- VAULTED CEILING TO LIVING SPACE & INTEGRATED KITCHEN
- EN-SUITE & FITTED WARDROBES TO PRINCIPAL BEDROOM
- DOUBLE GUEST BEDROOM WITH WARDROBES
- SECOND RECEPTION/BEDROOM THREE
- FULLY TILED BATHROOM WITH UTILITY CUPBOARD
- PARKING & ELECTRIC CAR CHARGING PORT
- READY FOR OCCUPATION SUMMER 2022

**Tudor House, 66 The Street
Ashted Surrey
01372 271880
ashted@patrickgardner.com
www.patrickgardner.com**

The Property Situated at the end of a shared private drive off The Chase and within the ever-popular Village of Ashted is the newly built Floral Cottage, offering buyers a unique opportunity to purchase a stylishly finished home which boasts views across a neighbour's privately owned established pond, an enviable setting. Offering 2/3 bedrooms, 2 bathrooms, a large, vaulted living space with integrated kitchen, gardens, and parking, complete with electric car charging point this home would make an ideal downsize. Approached via a newly fitted electric gate the driveway leads to the main entrance. Once inside the hallway provides doors to all rooms, a large storage cupboard and loft. The main living space makes the most of the mesmerising views across the Floral pond, once the local lido and enjoys a vaulted ceiling, bespoke feature windows with remote operated fitted blinds, stylish lighting and bi-folding doors overlooking the views. This living space, with eye catching oak effect flooring provides a versatile space for both a dining and cosy seating areas and is open to a fitted shaker style kitchen with a range of wall and base units complete with high level ovens, five burner gas hob with extractor over, wine cooler, fridge freezer, dishwasher, 1 & 1/2 bowl sink set within a complementary worktops which incorporate an additional well positioned breakfast bar creating a natural divide to the living area. There is also a side door to the garden. A good size second reception/bedroom three is also located to the front of the bungalow. The principal bedroom also features a vaulted ceiling, a wall of fitted wardrobes, fitted wall lights, contemporary windows, and an en-suite bathroom with fitted storage. Bedroom two is double in size with it's own fitted wardrobes and is served by a spacious family shower room complete with a cleverly positioned utility cupboard housing both a washing machine and tumble dryer. Quality flooring has been added throughout the property. Outside. The plot is fenced to three sides with the pond creating the forth boundary and accessed via an electric gate. The garden is mainly laid to lawn with hard standing for parking and a patio for al fresco dining. To the rear of the plot, there is a wild meadow grass area to attract local wildlife.

Situation Conveniently situated within a short walk of excellent local shops, bus route and Barnett Wood Lane Infant School.

Acres of open Green Belt Countryside are also close by, as is Ashted main line station which provides fast and frequent services to Waterloo (42 mins), Victoria & London Bridge.

Ashted Village provides further excellent individual shops and bus routes linking the major Surrey towns. 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 for children of all ages including the 'outstanding' Barnett Wood Infant School.

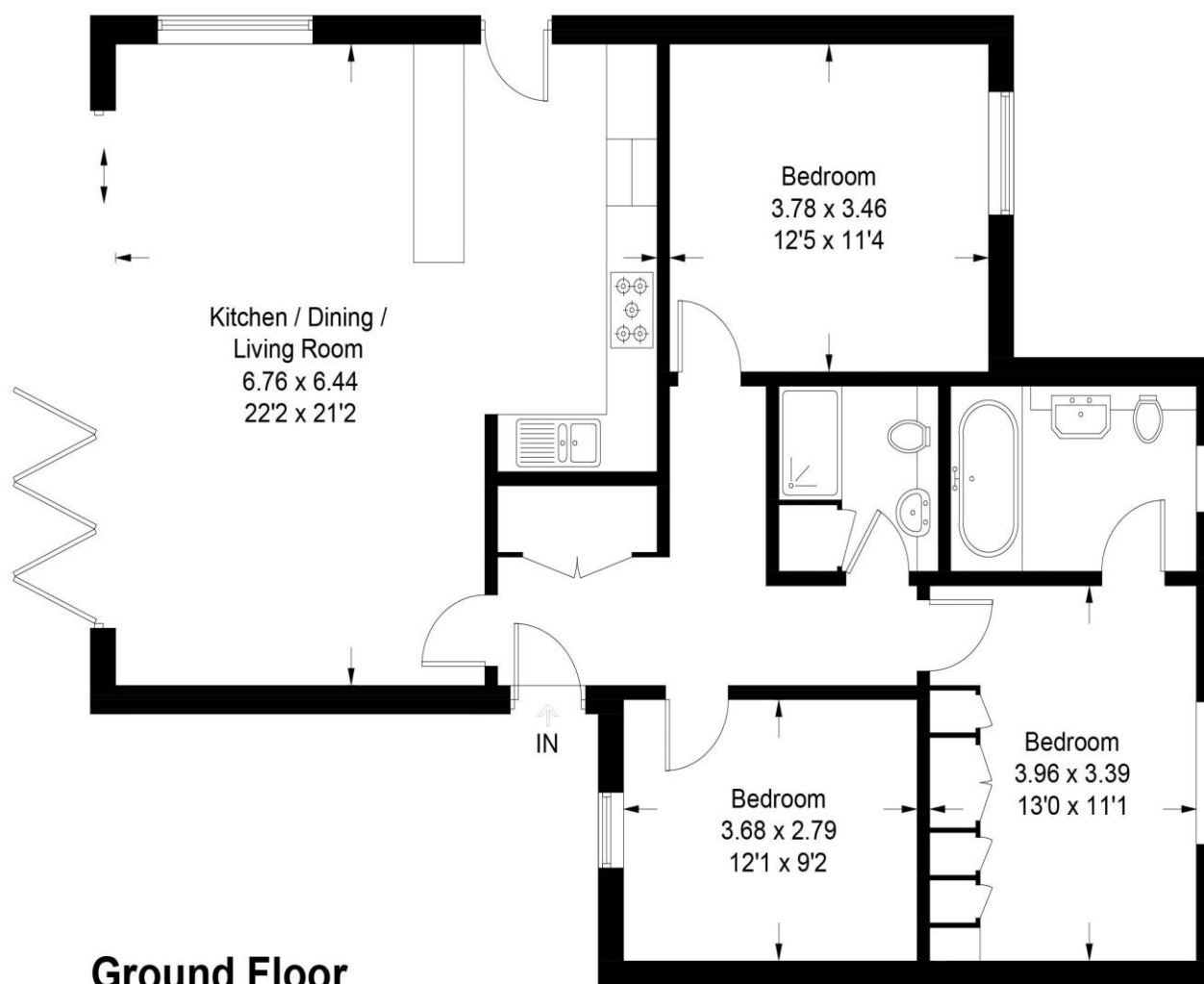
There is a choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead.

Further specification details available upon request.



PGA1857





Ground 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. (ID867982)

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