



6 Parkers Lane, Ashted, Surrey, KT21 2AX

Price Guide £1,250,000





- ARCHITECT DESIGNED DETACHED HOME
- BRIGHT OPEN PLAN LIVING/DINING ROOM
- EN-SUITE & FAMILY BATHROOMS
- IMPRESSIVE RAISED TERRACE
- INSULATED EN-SUITE STUDIO
- CLOSE TO VILLAGE CENTRE
- 4 BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY & GARAGE
- WELL MAINTAINED SWIMMING POOL heated by solar panels



## Description

A unique opportunity to purchase a very rarely available architect designed contemporary split level house situated just a short walk away from local shops and amenities. The property features open plan living with vaulted ceilings and en-suite bathroom to the principal bedroom. This unusual, desirable property offers purchasers unique accommodation, ideal for those who enjoy entertaining.

Steps rise to the front door opening into entrance lobby with sitting room beyond. This impressive, stylish and spacious room features a vaulted ceiling, a feature fireplace, space for numerous seating areas with bespoke built in storage; a door leading to a garden room, with a step down to the bright dining area. From here striking Crittal glazed doors lead to a study/home office with built in storage and the kitchen/breakfast room. The thoughtfully designed kitchen benefits from a roof light and has a range of wall and base units, ample worktop space and breakfast table with storage under. There is a gas hob with extractor over, double oven, steam oven, microwave, wine fridge, space for fridge/freezer and dishwasher; and bi-fold doors onto the rear terrace.

The principal bedroom provides plenty of space for freestanding furniture and steps leading to the en-suite with walk in shower, twin wash hand basins and ample storage. Two further bedrooms offer built in storage and bedroom four, currently set up as a study, over looks the garden. Each of these are served by the family bathroom, which has ample built in storage, a bath with a shower over, a wash hand basin and a toilet.

Outside the rear garden features a raised terrace, steps to a patio with a large inviting swimming pool, landscaped garden and a modern insulated studio, ideal for use as a guest suite thanks to it's en-suite toilet. The landscaped front is mostly laid to lawn, with gated access to rear and shared driveway to double garage providing access to under-croft storage and further store room.



## Situation

The property is situated in a convenient location for an easy walk into Ashted village with it's wide range of superb independent retailers and an M & S food hall. Leatherhead and Epsom town centres are nearby, offering even more comprehensive shopping facilities.

Excellent train services at Ashted's popular nearby commuter station provide services to London Bridge, Waterloo and Victoria. The nearest bus stop is just 177 metres away.

Highly regarded local schools, can be found a short walk away including Downsend School, St Andrews and West Ashted to name but a few.

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

Tenure	Freehold
EPC	D
Council Tax Band	G

 = Reduced headroom below 1.5m / 5'0

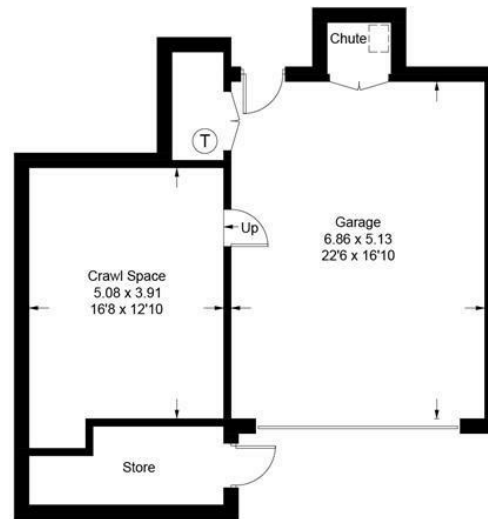
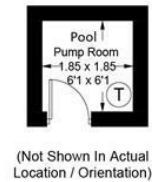
Approximate Gross Internal Area = 151.6 sq m / 1632 sq ft

Garage / Stores = 45.4 sq m / 489 sq ft

Outbuildings = 13.9 sq m / 150 sq ft

Total = 210.9 sq m / 2271 sq ft

(Excluding Crawl Space)



Lower Ground Floor



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. (ID1191666)

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