



**patrick
gardner**
RESIDENTIAL

17 Taleworth Road, Ashtead, Surrey, KT21 2PT

Asking Price £1,175,000



- EXTENDED DETACHED FAMILY HOME
- 3/4 SEPARATE RECEPTION ROOMS
- UTILITY, CLOAKROOM & SHOWER ROOM
- MODERN FAMILY BATHROOM
- GARAGE & DRIVEWAY PARKING
- SOUGHT AFTER RESIDENTIAL LOCATION
- KITCHEN/BREAKFAST/FAMILY ROOM
- 4/5 BEDROOMS, ONE EN-SUITE
- ATTRACTIVE FAMILY GARDEN
- POTENTIAL FOR ANNEX FACILITY

Description

A modern front door leads to an entrance lobby with cloakroom and provides space for coats and shoes before leading through to an inner hallway with attractive double doors to the family room. A double aspect 'light and airy' sitting room is complemented by a separate snug/playroom and the aforementioned additional family room opens in to a kitchen/breakfast room. This well designed 'hub of the home' with island features a range of wall, base and draw units and space for a range style cooker, a dishwasher and fridge/freezer. A roof lantern provides ample natural daylight over the welcoming dining/family seating area which features a separate pantry cupboard and double doors to garden. A spacious, separate utility room provides further storage space with room for further white goods, complete with doors to the front & integral garage, a shower room and a ground floor bedroom with patio doors to garden.

The bright first- floor landing provides access to the roof space and has a linen cupboard. An impressive principal suite boasts a vaulted ceiling, fitted wardrobes, an en-suite shower room complete with relaxing garden views. Three further double bedrooms are served by a luxury modern family bathroom.

Outside, the property benefits from a generous rear garden which is laid mainly to lawn with perimeter shrubs for interest, a covered area ideal for hot tub and an additional covered seating area to the rear. To the front, a driveway with ample forecourt parking for a number of cars provides access to a garage, adjoining the neighbouring garage. The front of the property also benefits from solar panels, an area of lawn and screening shrubs for privacy.



Situation

The property is situated in a pleasant and established tree lined road in the 'Lanes' area of Ashtead ideally located within walking distance of excellent local schools including St. Andrew's secondary, St. Peter's Primary, West Ashtead and Downsend.

Shopping facilities close to hand include first class independent retailers on The Street and an enviable M & S Foodhall and a more comprehensive range of shopping facilities nearby in Leatherhead and Epsom.

Excellent road and rail links can be found nearby and include mainline stations at Ashtead and Leatherhead, with services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 is within easy reach and provides access to Heathrow and Gatwick International Airports.

Acres of Greenbelt countryside is within walking distance, which offers opportunities for walking, mountain biking and horse riding.

Further recreational pursuits include golf at Tyrrells Wood, Beaverbrook and the RAC Country Club at Woodcote and private health clubs in Epsom and Leatherhead with a public leisure centre at Fetcham Grove, Leatherhead.

Tenure

Freehold

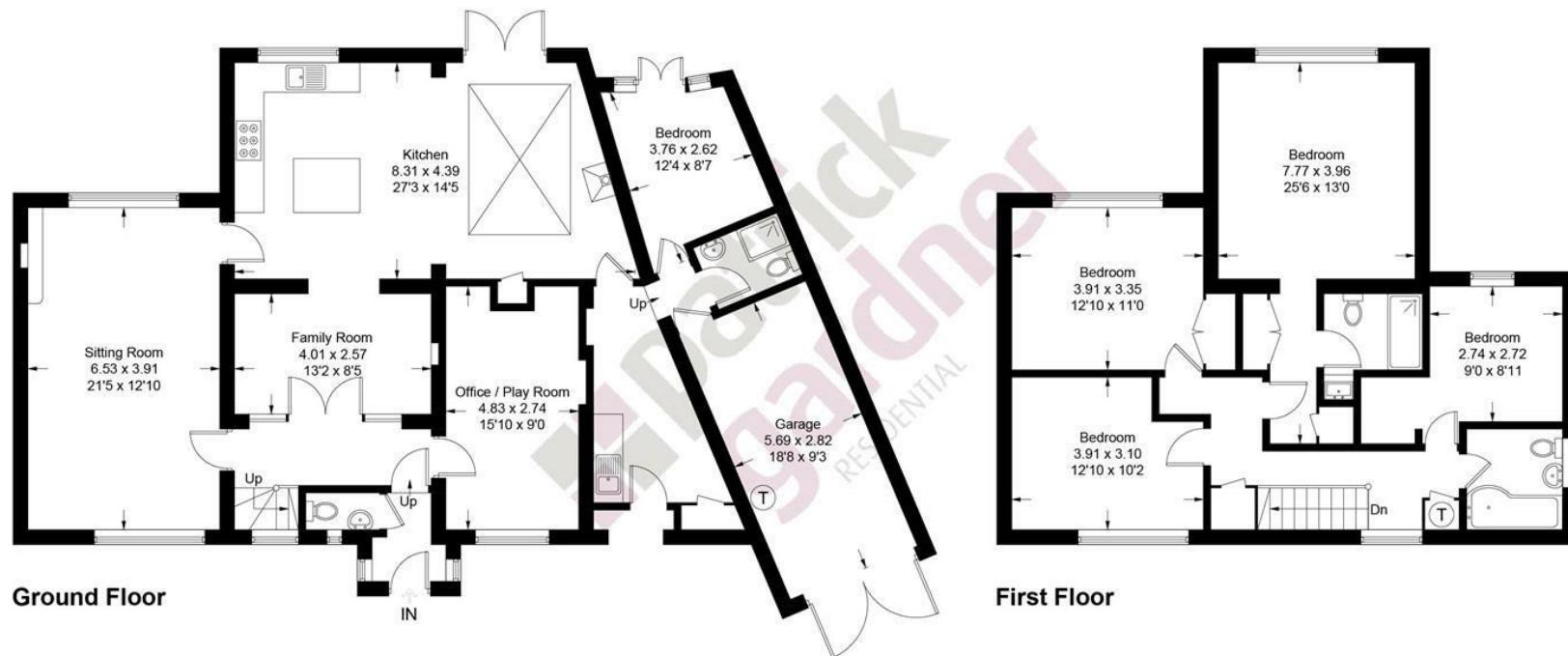
EPC

C

Council Tax Band

G

Approximate Gross Internal Area = 223.1 sq m / 2401 sq ft
(Including Garage)



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. (ID1267130)

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66 Tudor House, Ashtead, Surrey, KT21 1AW
Tel: 01372 271880 Email: ashtead@patrickgardner.com
www.patrickgardner.com

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