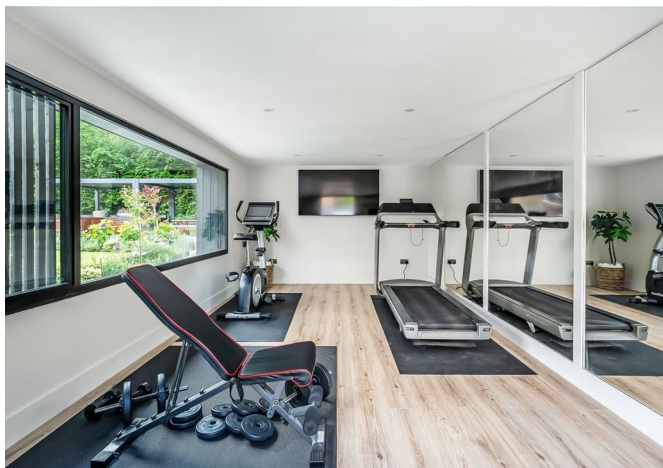




16 Cherry Orchard, Ashted, Surrey, KT21 1HS

Guide Price £2,250,000



- DETACHED DOUBLE FRONTED HOME
- SOUTH WESTERLY REAR GARDEN
- 4 FURTHER RECEPTION ROOMS
- 4 FURTHER DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- GROUNDS OF 0.326 OF AN ACRE
- KITCHEN/DINING/FAMILY ROOM
- INDULGENT PRINCIPAL BEDROOM SUITE
- 4 BATHROOMS & A GUEST TOILET
- TENURE : FREEHOLD COUNCIL TAX BAND :
G EPC : C

Description

The carriage driveway leads to the front door, and in to an impressive reception hall, with garden views. There is a cloakroom and study coming off the hall, alongside doors to the luxurious extended open plan hub of the home. Flooded by natural light from 9 bi-folding doors to the designer garden. There is an impressive fitted kitchen with a built in breakfast bar, Miele appliances including 5 ring gas hob, double oven, hot draw, dishwasher, fridge and freezer and a wine cooler. There are ample wall and base units and complementary worktops. There is also a large family dining area and a generous seating/TV area. From here are glazed double doors through to the formal sitting room. Off both the hall and kitchen is a large utility area with space for a built-in washing machine and tumble dryer, complemented by a boot room with walls of cloak storage. There is an additional downstairs bathroom and a side door to the garden. There is a further snug room overlooking the garden plus another large play/games/family room to the front aspect. This indulgent side of the house effortlessly lends itself to conversion of a ground floor annex, subject to normal permissions.

Off a galleried landing is loft access, an airing cupboard, a double en-suite guest bedroom, three further double bedrooms, each with built in wardrobes plus an impressive principal suite with tranquil views over the garden, a large en-suite shower room and opening through to a luxury walk in dressing room with central dressing stations and an impressive amount of built in wardrobes. There is also a separate spacious family bathroom with a separate shower serving this floor.

Outside is a sunny designer landscaped garden, mostly levelled to provide a vast central lawn, complemented by a newly installed outdoor garden kitchen, approached by artistically laid herringbone paved pathway, and featuring space for; a Napoleon gas BBQ, Gozney pizza oven, and including a built in fridge and sink, with ample stone worktops, sheltered by a stylish gazebo covering an alfresco dining space. There are mature green boundaries providing much privacy, a side gate, a vast patio adjoining the house with stone boundary flower beds and steps for interest. The owners have also added a solid outside storage room to the side of the house and a bespoke built insulated garden room with picture window; this is currently used as a gym but ideal as a working from home space. The garden room incorporates a hidden shed for further garden storage.

Situation

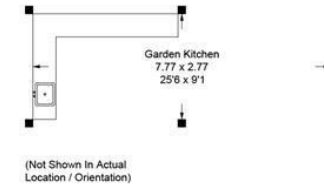
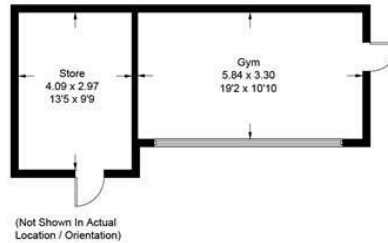
Situated on the South side of the Village within easy reach of the beautiful Ashted Park in a cul-de-sac of similar character properties. This property is within easy access of the village with its excellent shopping facilities and bus routes together with many acres of open green belt countryside much of which is National Trust owned or GreenBelt including the nearby Epsom Downs.

There are many well considered school choices in both the state and private sector including the nearby City Of London Freemans School in Ashted Park and St Giles Primary School in Dene Road. THE RAC Golf & Country Club is about half a mile distant and there is a wide choice of many other golf clubs and recreational pursuits within the vicinity.

Ashted Station provides ample parking with fast and frequent services to Waterloo, London Bridge & Victoria. Junction 9 of the M25 is within two miles of Ashted. Epsom town centre with its more comprehensive shopping, multiplex cinema, theatre and variety of gyms,cafes and restaurants is also within a few miles.



Approximate Gross Internal Area = 347.8 sq m / 3744 sq ft
Stores / Gym = 36.5 sq m / 393 sq ft
Total = 384.3 sq m / 4137 sq ft
(Excluding Garden Kitchen)



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. (ID1206478)
www.bagshawandhardy.com © 2025

66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

