



103 Newton Wood Road, Ashted, Surrey, KT21 1NW

Asking Price £850,000



- SUBSTANTIAL SEMI-DETACHED HOME
- WALK TO MAINLINE STATION
- CLOAKROOM
- FOUR FIRST-FLOOR BEDROOMS
- BEAUTIFUL GARDEN
- BACKING ASHTEAD COMMON
- TWO SEPARATE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- SECOND FLOOR ROOM WITH VIEWS
- INTEGRAL GARAGE & PARKING

Description

This wonderful property is one of just four similar style generous family homes located in a popular tree lined residential road backing on to Ashted Common and within walk of the mainline station.

An enclosed entrance porch leads to a welcoming reception hall with cloakroom and door to integral garage. A front reception room, used as a dining room, benefits from an attractive bay windowsill, and an extended living room to the rear enjoys views over the garden and a gas inset fireplace. A separate interconnecting kitchen/breakfast room benefits from access to the garden and space for small table and chairs. The kitchen is fitted to include integrated fridge/freezer along with space for washing machine and dishwasher. A cloakroom off the hallway completes the downstairs accommodation.

The first floor accommodation comprises four bedrooms, two with sinks, which are served by a family bathroom. Further stairs lead to the second floor room with eaves storage and stunning views over the garden and Ashted Common beyond.

The rear garden is a particular feature of the property with patio area for entertaining, path leading to the rear gate and a delightful selection of flower beds. Side access leads to the front with driveway parking for two cars and small area of lawn.

Situation

The property is located within easy walking distance of excellent local shops, bus routes and Ashted's mainline station with services to London Bridge, Waterloo (42mins approx.) and Victoria.

Both the towns of Epsom and Leatherhead are a few miles distant in either direction and provide more comprehensive shopping facilities.

The area abounds in a wealth of open unspoilt countryside close to hand, much of which is National Trust and Green Belt.

Highly regarded local schools both state and private can be found within walking distance including the 'Outstanding' Barnett Wood Infant School, Rosebery School for Girls and The Greville.

Tenure

Freehold

EPC

D

Council Tax Band

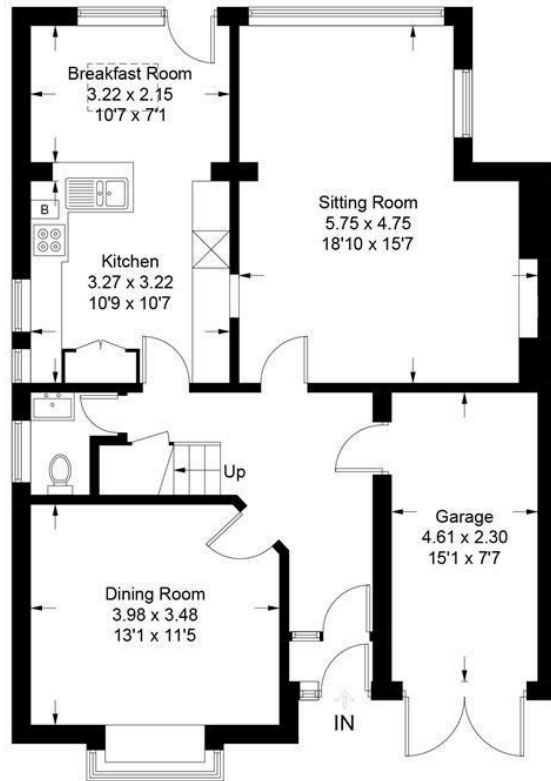
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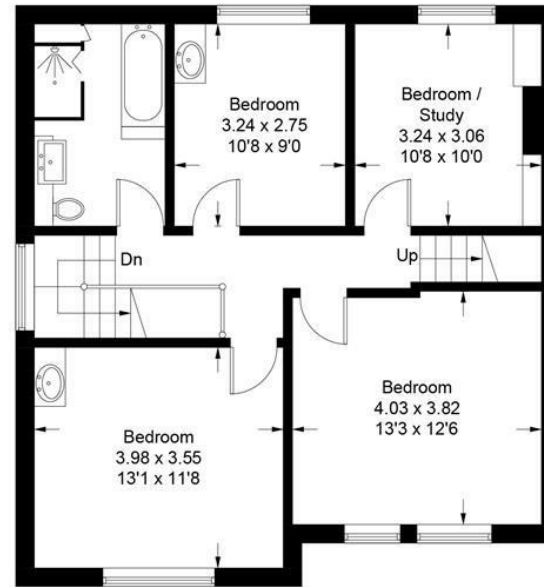
Approximate Gross Internal Area = 176.4 sq m / 1899 sq ft
(Including Garage)



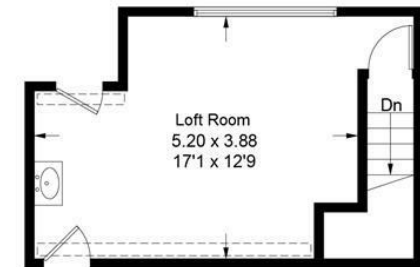
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second 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. (ID1174745)
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