



 **patrick  
gardner**  
RESIDENTIAL

20 Stag Leys, Ashted, Surrey, KT21 2TD

Guide Price £799,995



- DETACHED FAMILY HOME
- LIVING ROOM & SEPARATE STUDY
- THREE BEDROOMS
- OUT HOUSE WITH SCOPE
- BLOCK PAVED DRIVEWAY

- EXTENDED KITCHEN/FAMILY ROOM
- UTILITY CUPBOARD
- SHOWER ROOM & FAMILY BATHROOM
- ESTABLISHED LANDSCAPED GARDEN
- DESIRABLE CUL-DE-SAC

## Description

A front door opens onto a spacious reception hall, cloakroom/shower room and handy airing cupboard with plumbing for washing machine and a gas fired boiler. A study overlooks the front of the property and a double aspect sitting room features a superb fireplace making for a spacious yet cosy living space. To the rear, the current owners have stylishly upgraded a kitchen/dining room to provide an inviting hub to this well appointed family home. There are a range of base units housing built-in appliances including a; microwave, cooker, wine cooler, dishwasher and fridge freezer with indulgent composite granite worktops over, which extend to a family breakfast bar, overlooking the garden with direct access out to.

The first-floor landing, with loft hatch, includes doors to; the principal bedroom and bedroom two which both overlook the landscaped garden. A good sized third bedroom and a modern family bathroom complete the upstairs accommodation.

Outside. The front garden provides ample block paved driveway parking, softened by mature hedging. Gated side access leads to the rear garden, which is a strong feature of the property and benefits from a detached outhouse (with potential to convert to an office/gym facility subject to building regulations/planning). The grounds are mainly laid to lawn with flower and shrub borders, but feature a sun-trap raised decked area, ideal for summer entertaining. To the rear, steps lead to a further raised area which houses a timber garden store, cottage garden area and rear access to a foot path which connects to acres of open countryside beyond.

## Situation

The property is situated in a convenient location for highly regarded schools both state and private, which include West Ashted, Downsend, St. Andrew's Secondary, St Peter's and The City of London Freeman's School.

Shopping facilities close to hand include independent retailers on The Street in Ashted and more comprehensive shopping facilities based in Leatherhead.

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

The area abounds with plenty of Greenbelt countryside within walking distance, ideal for mountain biking and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC country club at Woodcote.

**Tenure**

Freehold

**EPC**

DTBC

**Council Tax Band**

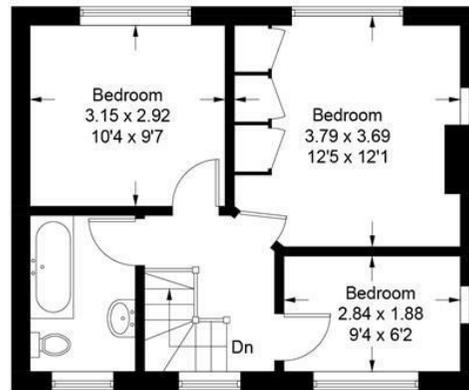
F



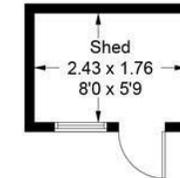
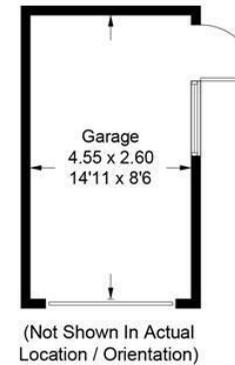
Approximate Gross Internal Area = 108.0 sq m / 1162 sq ft  
Outbuildings = 16.1 sq m / 173 sq ft  
Total = 124.1 sq m / 1335 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1118819)

www.bagshawandhardy.com © 2024

66 Tudor House, Ashted, Surrey, KT21 1AW  
Tel: 01372 271880 Email: [ashted@patrickgardner.com](mailto:ashted@patrickgardner.com)  
[www.patrickgardner.com](http://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.

