



28 Stag Leys, Ashted, KT21 2TF
Guide price £1,100,000

 5  2  3  D

A detached family home boasting over 2400 sq ft/220 sq m, located in a quiet no through road, backing onto rural land and with far reaching views to the front.

A sizeable ground floor layout includes an enclosed porch, good size entrance hallway with under stair cupboard and toilet, a living room with curved bay window seat, a formal dining room, sitting room with views over the southerly aspect rear garden, an expansive kitchen/breakfast room and a must have separate utility room.

The first floor holds four very well proportioned bedrooms, the principle incorporating an en suite, the remainder being serviced by a family bathroom.

The loft space has also been converted to provide bedroom five, a study and a further flexible space, currently used for storage. Either of these spaces have potential to be further developed to incorporate another bathroom if required at this level. The stunning views can also be enjoyed from this section of the home.

The rear garden is nicely established, mainly laid to lawn, with a mature selection of trees and bushes. There is also hardstanding for a shed and handy side access to the front of the property, where there is off street parking. The property also includes an integral garage which can be accessed via both front and side.

Stag Leys is a peaceful backwater, whilst at the same time a comfortable distance from both Ashted and Leatherhead centers, great for shopping, entertainment and dining. The bridle path can be accessed via the rear of the





garden and this links to multiple areas of outstanding natural beauty, including Epsom Downs, Headley and Box Hill. Many of the well regarded schools are within walking distance or a short bike/car ride away. Junction 9 of the M25 is moments away in the car and there is a mainline station in Lower Ashted, with regular services in and out of London.



Stag Leys, Ashted
 Total Area: 234.8 m² ... 2526 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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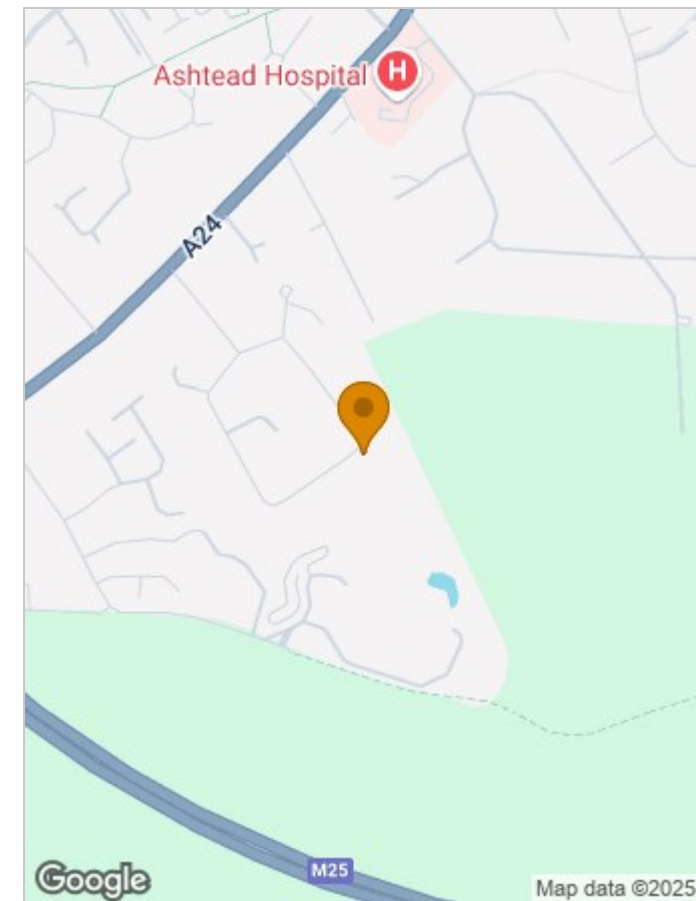
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Mark Coysh
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Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC