



Stag Leys, Ashted

The **PERSONAL** Agent

Offers In Excess Of £780,000 Freehold

- Detached family home
- Fully refurbished throughout
- Dual aspect lounge with fireplace
- Stylish kitchen/diner with integrated appliances
- Three well proportioned bedrooms
- Family bathroom and d/s shower room
- 130ft mature and secluded rear garden
- Block paved driveway for several cars
- Detached brick built garage
- Walks & bridleways on doorstep

Set within a peaceful and sought after no through road, this detached property has been beautifully refurbished throughout to create a stylish and contemporary family home. Every detail has been thoughtfully updated to the highest standard, allowing the next owners to move straight in and immediately enjoy the comfort and convenience of modern living. The property perfectly combines high quality finishes with a warm and welcoming atmosphere.

A bright and spacious reception hall greets you upon entry, offering access to a modern cloakroom/shower room. To the front of the home, a versatile study provides an ideal space for home working or quiet reading. The double aspect sitting room is a particular highlight, featuring a beautiful fireplace that provides a beautiful centre piece to this generous yet cosy living area.

The heart of the home lies in the superbly designed kitchen and dining room, which has been stylishly upgraded to suit both everyday family life and entertaining. Sleek cabinetry and high end integrated appliances including a built-in oven, microwave, dishwasher, wine cooler, and fridge freezer are complemented by luxurious composite granite worktops. The breakfast bar provides the perfect spot for casual dining while enjoying views over the garden, with French doors opening directly onto the rear terrace for seamless indoor/outdoor living.

Upstairs, the sense of quality continues. The principal bedroom and second double bedroom both overlook the beautifully mature and secluded 135 ft rear garden, while a third bedroom offers flexibility for guests or a nursery and is currently being used as a dressing room. A modern family bathroom completes the first floor, finished with elegant fittings and contemporary tiling to reflect the home's stylish refurbishment.

Outside, the property continues to impress. The front offers ample block-paved driveway parking



framed by mature hedging, while gated side access leads to a delightful rear garden. Here, a sun-drenched raised decking area provides the ideal space for summer entertaining. Beyond the lawn and cottage-style planting, a detached brick built outhouse offers excellent potential to create a home office, studio, or gym.

The lifestyle on offer is truly special. Residents enjoy direct access via a private , residents only footpath to miles of scenic bridleways and country walks perfect for those who love the outdoors, dog walking, or cycling through Surrey's picturesque countryside. With Ashtead's village amenities, excellent schools, and train links nearby, this fully refurbished home blends modern comfort with a tranquil, nature connected way of life.

Ashtead is one of Surrey's most desirable villages, offering a wonderful balance between countryside charm and modern convenience. Families are particularly drawn to the area for its excellent selection of highly regarded schools. The village sits within catchment for several outstanding state and independent options, including The Greville Primary School, Barnett Wood Infant School, and the renowned St Andrews Secondary. For independent education, City of London Freeman's School and Downsends School are both within easy reach, providing exceptional opportunities from early years through to sixth form.

Commuters benefit from Ashtead's superb transport connections, making it an ideal location for those working in London or the surrounding business hubs. Ashtead Station offers regular direct services to London Waterloo, London Victoria, and Guildford, while the M25 (Junction 9) and A24 are only a few minutes away, giving fast access to Gatwick and Heathrow airports as well as the South Coast. Despite its excellent connectivity, Ashtead retains a peaceful, village atmosphere with a thriving high street of cafés, boutiques, and everyday amenities.

Outdoor space is one of Ashtead's greatest assets. The village is surrounded by stunning countryside, including Ashtead Common National Nature Reserve, 500 acres of ancient woodland perfect for walking, running, and horse riding. A network of bridleways and scenic footpaths connect directly to the Surrey Hills Area of Outstanding Natural Beauty, offering endless opportunities for exploring nature right on the doorstep. For those seeking a slower pace of life with easy access to green open spaces, yet within striking distance of London, Ashtead provides the perfect lifestyle balance.

Tenure: Freehold
Council Tax Band: F



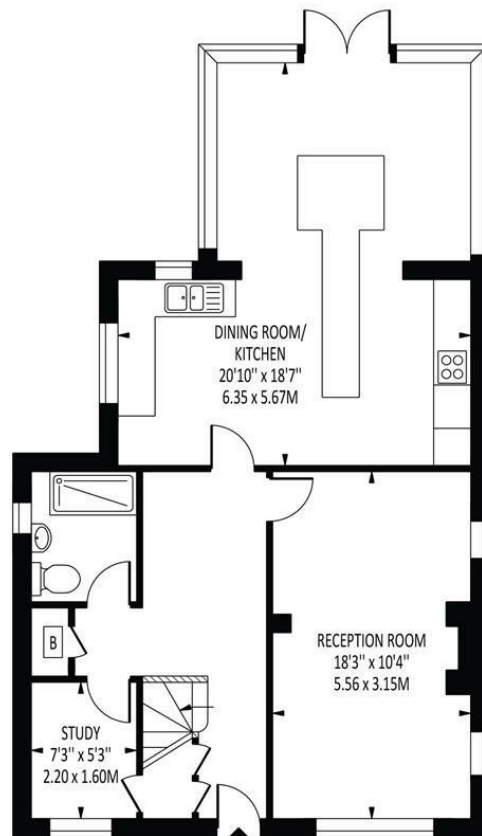
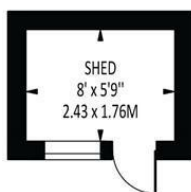
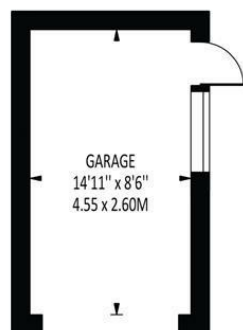


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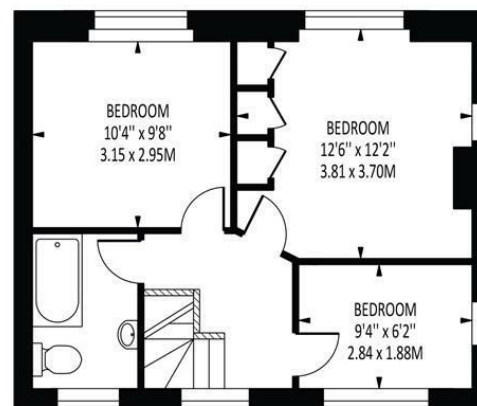


Stag Leys

Total Area: 1378 SQ FT • 128.01 SQ M
(Including Garage & Shed)
Garage Area : 127 SQ FT • 11.83 SQ M
Shed Area : 46 SQ FT • 4.28 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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