



Stag Leys, Ashtead

The PERSONAL Agent

Guide Price £1,100,000

Freehold

- Offering 2488 Sq Ft of space
- Impressive plot and position
- 82ft x 74ft secluded rear garden
- Four generous bedrooms
- Detached chalet style home
- En-suite, further shower room & family bathroom
- Living room & dining room
- Kitchen with breakfast room & conservatory
- Detached double garage & generous driveway
- Close to Village & High Street



This deceptively spacious, detached family home is presented in outstanding order throughout having been carefully reconfigured and updated to a high standard by the current owner.

Being situated in a quiet cul de sac this fine home is well positioned for many local schools, Ashted village and Leatherhead town centre, plus the M25.

The property offers four genuine double bedrooms, en-suite shower room, further shower room, family bathroom, a generous kitchen that links to a breakfast room, two further reception rooms that are currently used as living and dining rooms, conservatory/garden room & from a practical viewpoint, a downstairs cloakroom, all of which are exceptionally well presented.

Another outstanding feature of this home is the secluded 82ft x 74ft rear garden with detached workshop/store and access to the double garage.

The property is situated on a bold plot with a generous frontage providing off street parking for up to five cars as well as a double garage to the side of the property.

Once entering the property you are initially struck by how bright this home is. Downstairs benefits from an 26ft kitchen/breakfast room which is the heart of the home, living room, dining room, conservatory/garden room, master bedroom with en-suite shower room, two further double bedrooms, main bathroom and a further separate cloakroom.

Upstairs there is a very generous double bedroom and a further family shower room which ensures that this floor is nicely self-contained.

The whole property is finished to a high standard and there are multiple stand out features, including the bespoke Lutron lighting system. In addition from a practical note, there is a great deal of fitted storage, wardrobes and eves cupboards.

Stag Leys is a highly desirable residential cul-de sac and many local and private schools are within walking distance, shopping facilities close to hand in Ashted village including independent retailers such as the butchers and patisserie, and more comprehensive shopping facilities based in Leatherhead.

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

The property has been carefully extended over time to offer bright and airy contemporary living, ideal for the growing family. Early viewing is highly recommended as this fine home will not be around for very long.







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	

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