



Rye Field, Ashted

The **PERSONAL** Agent

# Guide Price £1,300,000

## Freehold

- Vendor suited
- Detached family home
- 0.16 acre separate plot attached to garden
- Three reception rooms
- Four double bedrooms
- Family bathroom and ensuite
- South Westerly facing garden
- Off street parking for three cars
- Double garage
- Rural living but close to amenities

Tucked away in a peaceful private cul de sac off Ashtead Woods Road, this impeccable detached family home offers more than just beautifully presented living space....it offers a lifestyle shaped by open skies, nature, and endless outdoor possibilities.

With uninterrupted views across Rye Meadows and the sweeping ancient woodland of Ashtead Common, the property sits on the edge of one of Surrey's most enchanting natural landscapes. From your own home you have access to miles of walking trails, riding paths, cycling routes, and wildlife-rich meadows which unfold in front of you. Morning dog walks, weekend family adventures, quiet evening strolls, or horse-riding through the Common, it's all quite literally on your doorstep.

Owned from new, the house is presented in good condition throughout. As soon as you step through the front door you are welcomed by a double height hall with a balconied landing looking down. At its heart is a contemporary kitchen with breakfast bar, flowing into an office space that frames the rear garden and the untouched woodland beyond. A separate 19ft lounge, complete with feature fireplace and double doors to the terrace, creates a calm space to unwind and enjoy the shifting colours of the seasons. A versatile dining room, practical utility room and a downstairs WC complete the ground floor.

Upstairs, four generous double bedrooms offer peaceful retreats. The master includes a pristine en-suite and fitted wardrobes, while the remaining bedrooms are served by a luxurious family bathroom. To the rear, the South Westerly facing garden is a private haven with uninterrupted views that make you feel as though you're backing onto your own nature reserve. Whether you're hosting summer gatherings, practising yoga on the lawn, or simply watching the wildlife drift across the meadow, the setting is truly exceptional. The outside is completed by 225 sq ft cabin



with electrics and heating which could be used as a home office, a covered entertaining area, off street parking for 3 cars and an attached double garage.

A further lifestyle bonus is an additional 0.16-acre plot of land that has been purchased by the current owners which extends the possibilities even further. Ideal as a small holding, space for growing fruit and veg, or the perfect spot to build a small stable for a pony, this extra parcel of land unlocks the potential for a more rural, hands-on lifestyle while retaining the convenience of suburban living. All of this sits within easy reach of Ashtead Station, excellent schools, and local shops, giving you countryside tranquillity without compromise.

Ashtead is a quintessential Surrey village that blends pastoral charm with a vibrant, community led lifestyle. Along The Street you'll find a delightful mix of independent shops from bakeries and butchers to greengrocers alongside cosy cafés and traditional pubs, all set against the tranquil backdrop of Ashtead Common, a 400 acre stretch of ancient woodland ideal for family walks, cycling and weekend exploration. Community life centres around venues like the Peace Memorial Hall, while local sports clubs tennis, cricket and fitness studios offer plenty of opportunities to stay active.

The area is particularly sought after by families thanks to its strong educational offering. Within Ashtead itself, Barnett Wood Infant School holds an Ofsted Outstanding rating, and the village is further served by well regarded primaries including St Giles' and The Greville. Nearby, there is an excellent choice of Outstanding secondary options including Rosebery School for Girls, and St Andrew's, all of which consistently perform highly. For those seeking independent education, the prestigious City of London Freeman's School sits within the beautiful grounds of Ashtead Park and Downsends is another fantastic option.

Transport links reinforce Ashtead's appeal for commuters and travellers alike. Ashtead station offers regular services into London Waterloo and Victoria in around 35-45 minutes, while the A24 and close proximity to the M25 make road travel simple. The village also benefits from easy access to both Gatwick and Heathrow airports, placing international travel within comfortable reach. Altogether, Ashtead offers a rare balance of leafy surroundings, a warm village atmosphere, excellent schooling and exceptional connectivity, making it a standout choice for family living.

Tenure: Freehold  
Council Tax Band: G





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Rye Field, KT21

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT & GARAGE/OUTBUILDING 2126 SQ.FT (198 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT & GARAGE/OUTBUILDING 1437 SQ.FT (133 SQ.M)



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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 76      | 82                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

