


The Beech House, 6 Park Lane, Ashtead, Surrey, KT21 1DW

Price Guide £1,175,000









- DETACHED FAMILY HOME
- KITCHEN/DINING ROOM
- SIX BEDROOMS
- SECLUDED FAMILY GARDEN
- WALKING DISTANCE FROM AMENITIES
- TWO RECEPTION ROOMS
- UTILITY ROOM & W.C
- IMPRESSIVE PRINCIPAL BEDROOM SUITE
- DOUBLE GARAGE & AMPLE PARKING
- WALKING DISTANCE TO CITY OF LONDON FREEMEN'S SCHOOL

## Description

The front door, with storm porch over, opens into the central hallway, with a coat cupboard and handy guest toilet off. The double aspect living room boasts direct access to the garden and has a feature fireplace. From here, a door leads into a family room, which also enjoys a dual aspect and is currently used as a study, with integral access to the double garage, this handy area would suit a family leisure set up, i.e a home gym or games area. The striking kitchen/dining room features a range of wall and base units, ample worktop space, a coordinated breakfast bar, an integrated dishwasher, integrated coffee machine (decommissioned) a range cooker with extractor over, as well as two integrated freezers and a fridge.. At the far end, there is ample space for a family dining table in front of a feature bay window. A utility room with washing machine and tumble dryer completes the ground floor accommodation, which benefits from underfloor heating.

To the first-floor, there are four double bedrooms and one single, ideal for use as a study. The principal boasts a wall of built-in wardrobes, ample room for a range of freestanding furniture and a contemporary en-suite shower room. Bedroom two also enjoys an en-suite bathroom with a modern family bathroom serving the remaining bedrooms. The second floor boasts a large bedroom or playroom with velux windows, provision to easily access services if an additional en-suite here is desired and easy direct loft access.

Outside the family garden enjoys much privacy thanks to panel fencing. This established family garden, mainly laid to lawn with mature trees, a small raised pond and planting for interest, features a patio area extending across the back of the home which flows to a pathway leading to gated side access, passing by the utility room door and a well placed shed. To the front, a part block paved driveway provides ample parking and access to the double garage with twin doors.

## Situation

The property is located in one of Ashtead's most prestigious addresses on the south side of Ashtead Village, just a short walk away from local independent village shops in The Street and a wide range of amenities.

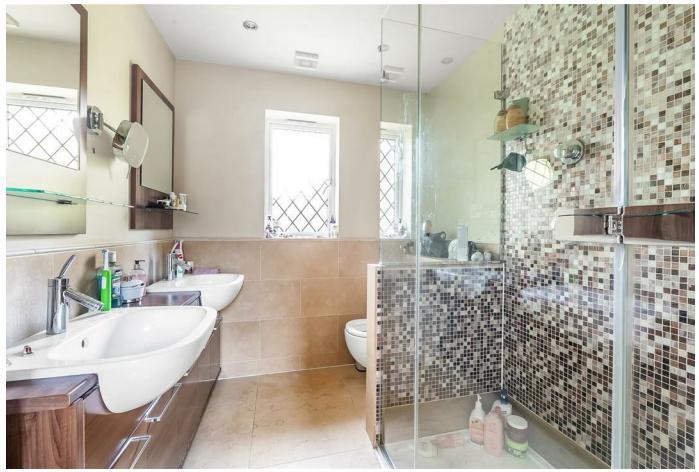
First class schooling within easy walking distance includes the highly regarded St Giles Primary and The City of London Freemen's Schools.

Excellent train services at Ashtead mainline station serve London Waterloo, Victoria and London Bridge. Access to Junction 9 of the M25 is within two miles of Ashtead linking Heathrow & Gatwick airports and the national motorway network.

Nearby within walking distance the area abounds with a wealth of Greenbelt. Countryside pursuits include easy access for mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are nearby as are churches of various denominations.

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| **Tenure** | Freehold |
| **EPC** | C |
| **Council Tax Band** | G |
| **Private Road Charge** | £420 P.A |







Approximate Gross Internal Area = 228.7 sqm / 2462 sq ft
(Including Garage)
= Reduced headroom below 1.5m / 5'0




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. (ID1339192)

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