

2 Whitefriars Close, Ashtead, Surrey, KT21 2EB

Guide Price £845,000









- REMAINDER OF ICW WARRANTY
- EN-SUITE PRINCIPAL BEDROOM
- TWO FURTHER DOUBLE BEDROOMS
- WALLED MEDITERRANEAN STYLE GARDEN
- EXCLUSIVE GATED COURTYARD DEVELOPMENT
- OPEN PLAN KITCHEN/DINING ROOM
- INTEGRATED APPLIANCES
- SPACIOUS FAMILY BATHROOM
- ALLOCATED PARKING
- A SHORT WALK FROM TO VILLAGE CENTER

Description

This attractive property is the first home in this desirable development to come to market since its build in 2020. Once inside, it's easy to understand why the current owners bought it off plan.

From a gated block paved courtyard, a path, flanked with delightful perennial plants, leads to the front door, sheltered by a storm porch. Inside this stylish home is a welcoming hallway which leads to both main reception spaces and benefits from a well proportioned guest toilet and separate utility room with space for washing machine & tumble dryer. To the rear, is an impressive bright open plan kitchen/dining room with bi-folding doors to the garden on two aspects. The well appointed kitchen features a range of full-size, base and wall units with complementary worktops and breakfast bar, housing built in; hob with extractor over, oven with warming drawer under, microwave, wine cooler, dishwasher, and an American style fridge freezer plumbed for water & ice. This room boasts ample room for a family dining table and further freestanding furniture to suit. The delightful sitting room, with fitted bespoke media unit and shelving, overlooks the front aspect and enjoys a generous amount of space for lounge furniture and a practical under stairs cupboard.

Wider than average stairs lead to a charming galleried landing with an airing cupboard. The dual aspect principal bedroom features high capacity bespoke wardrobes and an en-suite shower room. Two further double bedrooms are served by a fair sized family bathroom with over-bath shower.

Outside this beautifully executed Mediterranean garden draws you out to enjoy it. There is an abundance of select planting throughout enjoying a chic, high walled boundary, making choosing which area to sit and enjoy the space a difficult decision. The garden also benefits from a shed, outside tap and two electrical sockets. Side access leads to the front shared courtyard with two private allocated spaces adjacent.

Situation

Located in the popular “Lanes” area of Ashtead and situated conveniently close to the village which has excellent local shopping facilities, bus routes and main line station which provides services to Waterloo, London Bridge & Victoria.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which provides ideal open spaces for country walks, riding and cycling.
There are many well considered primary and secondary schools to hand in both the private and state sector including City of London Freemen's School, West Ashtead School, the ‘outstanding’ St Andrews Secondary and Downsend Prepatory school.

There is a choice of recreational pursuits within easy reach including Ashtead Squash and Tennis Club within walking distance, the RAC country club and Tyrrells Wood for golf nearby and the Leatherhead Leisure Centre.

Tenure	Freehold
EPC	B
Council Tax Band	F
Private road charge	£787.22 p.a for 2026







Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft



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. (ID1345948)

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66 Tudor House, Ashtead, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashtead@patrickgardner.com
www.patrickgardner.com

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