

Cherry Tree Cottage Northfields, Ashtead, Surrey, KT21 2QX

Guide Price £999,950









- CHARACTER HOME BUILT IN 1930's
- KITCHEN WITH WALK-IN LARDER
- THREE DOUBLE BEDROOMS
- GENEROUS REAR GARDEN
- DETACHED GARAGE & DRIVEWAY
- TWO RECEPTION ROOMS
- GROUND FLOOR GUEST TOILET
- FAMILY BATHROOM
- SOUTH WESTERLY ASPECT
- NO ON-GOING CHAIN

Description

Approached via a brick-paved driveway, a recessed storm porch and front door lead to a welcoming reception hall with guest toilet and turning staircase to the first floor. Both the living room, with feature fireplace, and dining room are situated to the rear of the building with views over, and access to a sunny patio with ornate design. The fitted kitchen benefits from a side access door, range of fitted storage cupboards, gas hob and further integrated appliances along with a walk-in larder cupboard.

The first-floor landing with window for natural light provides an access hatch to the loft space and an airing cupboard. The principal bedroom benefits from fitted wardrobes and is complimented by two further double bedrooms and a family bathroom with white-suite.

The grounds of this home are a particular feature with the rear garden extending to a maximum of approx. 182ft. Mainly laid to lawn, but benefitting from a selection of mature shrubs lining the boundary, this garden enjoys a sunny south westerly aspect and great deal of seclusion. Side access, with in-built brick store, leads to the front of the property which benefits from a brick paved driveway, detached garage and lawn with feature shrubs.

Situation

The property is located in one of Ashtead's most sought after residential cul-de-sacs within walking distance of the village and mainline station with services to London Bridge, Waterloo and Victoria.

There are excellent local shopping facilities nearby including highly regarded independent retailers on The Street and a Marks and Spencer Foodhall, with more comprehensive shopping facilities nearby in Epsom and Leatherhead.

The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

Excellent local schools both state and private can be found within walking distance including The City of London Freemen's School, St Giles Infant School, West Ashtead Primary, St Peter's Primary and St Andrew's Secondary.

A choice of recreational pursuits including Ashtead Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

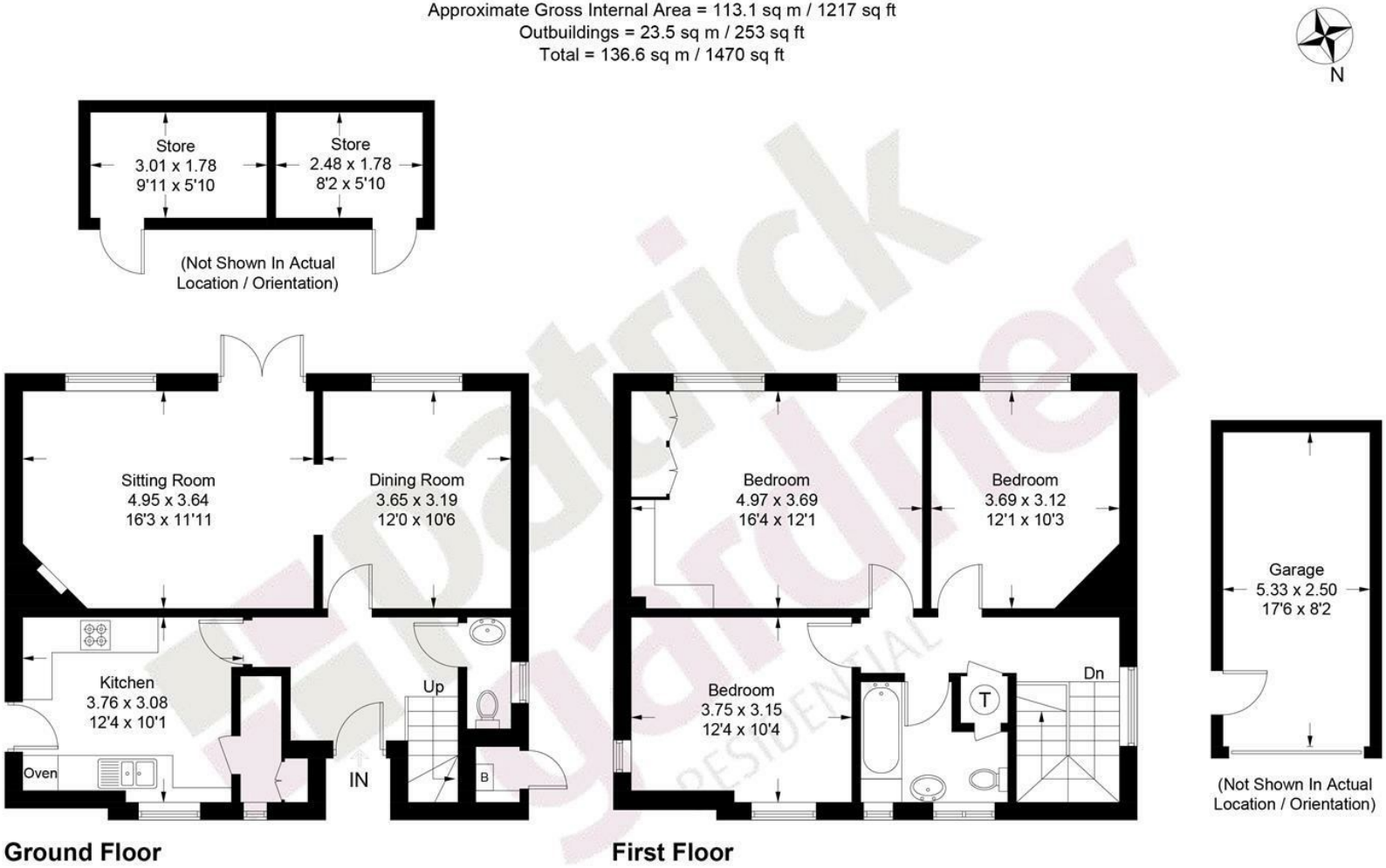
Tenure	Freehold
EPC	E
Council Tax Band	G







Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft
Outbuildings = 23.5 sq m / 253 sq ft
Total = 136.6 sq m / 1470 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. (ID1313570)

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