

11 Oak Way, Ashtead, Surrey, KT21 1LQ

Asking Price £1,100,000









- CHAIN FREE DETACHED FAMILY HOME
- SEPARATE KITCHEN, DINING & UTILITY ROOMS
- FOUR DOUBLE BEDROOMS WITH STORAGE
- DRIVEWAY TO TANDEM GARAGE
- EXTENDED WITH SCOPE FOR FURTHER DEVELOPMENT (STPP)
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO LARGE RECEPTION ROOMS
- 150FT LANDSCAPED REAR GARDEN
- EASY ACCESS TO ASHTEAD, EPSOM & M25
- WELL POSITIONED FOR EXCELLENT CHOICE OF SCHOOLS

Description

Patrick Gardner are delighted to introduce to market this much-loved detached family home available for the first time in over fifty years.

Light filters through each room, which is immediately noticeable upon entering the welcoming entrance hall with its oak parquet flooring. The central kitchen and dining room overlook gardens both to the front and rear of the property. The kitchen is well appointed with painted built-in units and all the expected appliances including double oven, gas hob and extractor. The dining room leads through to the triple-aspect lounge with a quarry stone fire place and working chimney and sliding doors giving access to the patio and garden. Returning back to the hallway, there is a guest cloakroom and storage leading through to a conveniently situated utility area which also has access to the garden and rear of the garage. Completing the ground floor is an impressive second reception room, ideal for entertaining, with wide patio doors onto the garden.

On the first floor a bright landing gives access to four well-proportioned and airy double bedrooms all with built in wardrobes, one bedroom is currently set up as a home office. There is a generous sized family bathroom and convenient separate shower room.

The extensive rear garden has been well maintained with numerous mature trees and shrubs, lawn as well as flower and vegetable beds with a greenhouse and shed for planting and storage. The surrounding hedges offer privacy and several areas for relaxing and entertaining. To the front of the property the paved driveway gives access to a tandem garage with electric doors and workshop to the rear.

Situation

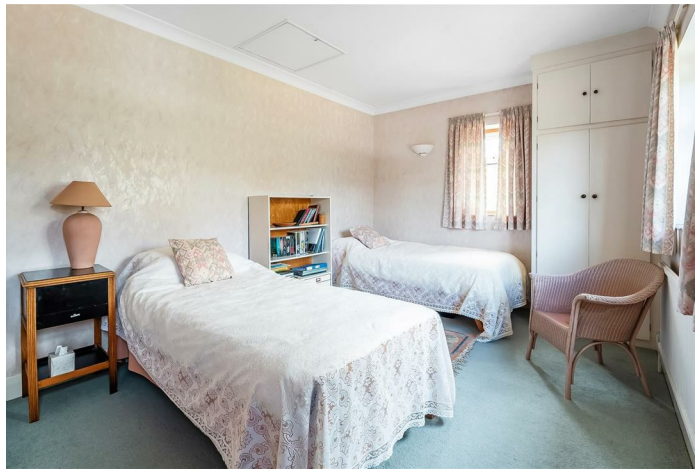
Oak Way is a sought-after quiet residential road a mile from Ashtead village and within walking distance to the main line station offering trains to London Bridge, Waterloo and Victoria. Nearby bus stops have frequent services to Epsom, Leatherhead and beyond. Junction 9 of the M25 gives access to motorway networks and both Heathrow and Gatwick airports.

Ashtead village centre is a thriving community with a good selection of independent retailers plus a popular M&S Food Hall. There is also a doctors' surgery, dentists, library, pubs, cafes and restaurants. The village is surrounded by woodland and parks and on the doorstep of Epsom Downs, Box Hill and the Surrey Hills, allowing ample opportunity to enjoy a full range of outdoor activities. Leisure facilities nearby include Ashtead's cricket & bowls club, a squash club, the RAC Country Club at Woodcote Park, Tyrrells Wood Golf Club in Leatherhead.

Notably, the property is well placed for several desirable local schools - City of London Freemen's School is within walking distance, Downsend, St Andrew's, Rosebery School and West Ashtead Primary are equally sought after.

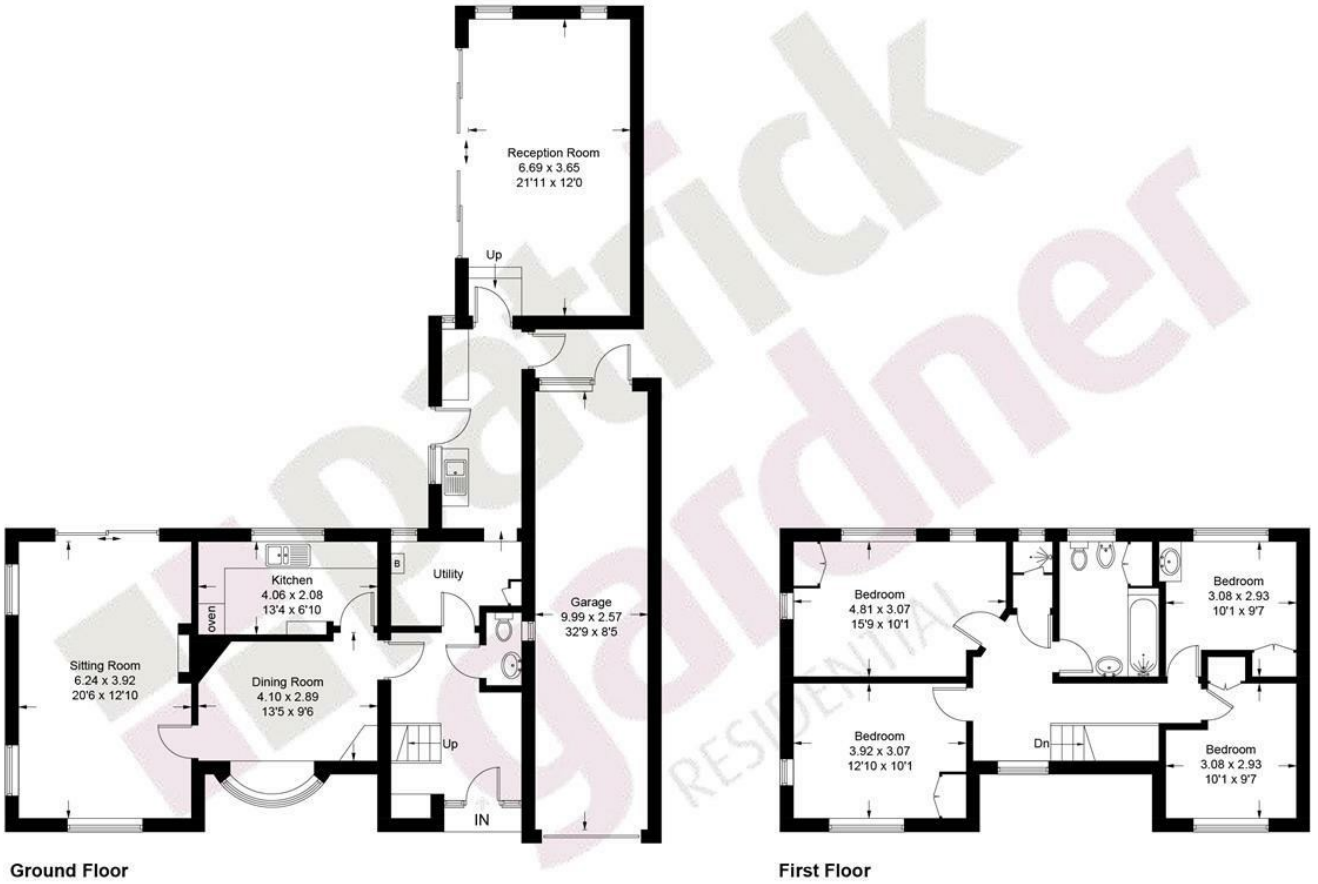
Tenure	Freehold
EPC	E
Council Tax Band	G







Approximate Gross Internal Area = 164.1 sq m / 1766 sq ft
Garage = 25.6 sq m / 275 sq ft
Total = 189.7 sq m / 2041 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. (ID1327953)

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