

Rookwood, 1 Virginia Close, Ashtead, Surrey, KT21 2NW

Guide Price £975,000









- NO ON-GOING CHAIN
- WALK TO STATION, VILLAGE & SCHOOLS
- CLOAKROOM & UTILITY CUPBOARD
- SECOND BEDROOM WITH EN-SUITE
- FRONT & REAR GARDENS
- SUBSTANTIAL DETACHED FAMILY HOME
- FOUR RECEPTIONS & KITCHEN/BREAKFAST
- PRINCIPAL BEDROOOM SUITE
- THREE FURTHER BEDROOMS & BATHROOM
- STYLISH CABIN, STORE ROOM & GATED DRIVEWAY PARKING

Description

Approached via a brick paved, gated carriage driveway, striking doors lead to a welcoming hallway with sight-lines through to the garden. A guest toilet provides coat storage space and a utility cupboard for both a washing machine and tumble dryer. The property benefits from four reception areas; a generous living room with picture window and double doors to the hallway, a dining area with oak flooring overlooking the garden through twin patio doors, a separate study/snug and a family area with underfloor heating, air conditioning and a door to outside seamlessly opening through to the kitchen/breakfast room. The kitchen features a sociable breakfast bar, a wealth of storage, ample worksurfaces, garden views and double doors out to the garden. There is space for a dishwasher, wine fridge and an American fridge/freezer along with a range style oven, with an extractor fan over.

A feature split-staircase, with glass balustrade, beautifully distinguishes the principal bedroom, giving it its' own portion of upstairs. This generous triple aspect room with air-conditioning benefits from an en-suite shower room and dressing area. There are three further double bedrooms and one single arranged around a central landing; one with its own en-suite shower room and the others served by a family bathroom with spa bath and separate shower enclosure.

Outside, the beautifully planted and maintained rear garden is mainly laid to lawn. A generous curved patio provides ample space for entertaining with side access, in matching paving, leading through to the front garden. Off the front garden, is an impressive detached cabin, currently set up as a gym and sauna (not included), a useful all year round space, benefitting from air conditioning, light and power. The property also benefits from an electric car charging point, storage room with roller door and ample driveway parking.

Situation

The property is located in a sought after and rarely available residential cul-de-sac, within walking distance of Ashtead's mainline station with services to London Bridge, Waterloo and Victoria. The M25's junction 9 is within a short drive connecting the house well to the major road network and providing easy access to London's major airports.

There are excellent shopping facilities within the Village including many traditional retailers, supported by an even more extensive range in the neighbour towns of leatherhead & Epsom, served by Bus routes.

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. 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.

A major draw to the Village is it's highly regarded local schools both state and private, many within walking distance including Barnett Wood Infant School, Downsend, West Ashtead Primary, City of London Freemans and St Andrew's, to name but a few.

Tenure	Freehold
EPC	C
Council Tax Band	G







Approximate Gross Internal Area = 197.8 sq m / 2129 sq ft
Garage / Outbuilding = 28.9 sq m / 311 sq ft
Total = 226.7 sq m / 2440 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. (ID1336353)

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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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