



Ralliwood Road, Ashted
Surrey, KT21

HAMPTONS
INTERNATIONAL

Beyond your expectations

A superb 6 bedroom family home in sought after location

Master Bedroom Suite | 5 Further Bedrooms | 4 Bath/Shower Rooms | Kitchen/Breakfast Room | Sitting Room | Family Room | Study | Teenage Den/Games Room | Utility Room | Cloakroom | Garage |

Guide Price £2,050,000 Freehold

Description

Standing majestically in an elevated position with extensive and outstanding views over stud land and open pasture to the rear, this beautiful property has been the subject of complete modernisation and extension. All finished to a high specification and attention to detail, by the current owners.

The extensive accommodation offers six bedrooms, three reception rooms and a substantial open plan kitchen/dining room, ideal for 21st Century modern living.

The impressive reception hall with double height ceiling is complemented by extensive glazed windows to the rear. The kitchen is comprehensively fitted with a range of sleek modern units, central island and appliances; bi-fold doors lead from the dining area to the deck and gardens. The spacious sitting room has bi-fold doors opening onto the terrace, framing the view beyond perfectly. The adjacent family room and study are to the front of the property.

On the first floor there is a superb master suite with balcony, walk in wardrobe and en-suite bathroom. Three further bedrooms all with en-suite shower rooms complete this floor. Two further bedrooms with shared bathroom on the second floor offer the option and flexibility for perhaps a media room/ teenage den or home office.

Outside

Approached over a gravel driveway with an open outlook to the front, the property boasts a double garage and ample parking for visitors. The front lawns are bounded by traditional flower and shrub borders. To the rear, the garden is minimalist in style, mainly laid to lawn, with a superb decked terrace, which takes full advantage of extensive views over the studland and open pasture beyond. In addition, there is a second separate seating area with pergola. Installed is a rain harvester which supplies an irrigation system to all beds, borders and lawns both front and back. The gardens and views provide the perfect backdrop to this substantial property, ideal for entertaining and recreation.

Location

This attractive property is situated in a much favoured and highly regarded private road set on the favoured south side of Ashted village which is within a few minutes walk. Ashted mainline station offers services to Waterloo, Victoria and London Bridge. There is an excellent choice of schooling in the area, both State and Independent, including St. Giles Infant School and City Of London Freeman's, both of which are within walking distance. Ashted village boasts an impressive selection of everyday shopping and amenities, sports clubs, restaurants and local pubs. More comprehensive shopping, theatre and leisure facilities are available in the nearby market towns of Epsom, Dorking and Guildford. Junction 9 of the the M25 gives access to both Gatwick and Heathrow International airports.

Hamptons International

145 High Street, Epsom, Surrey, KT19 8EH

Sales. 01372 734950

epsom@hamptons-int.com

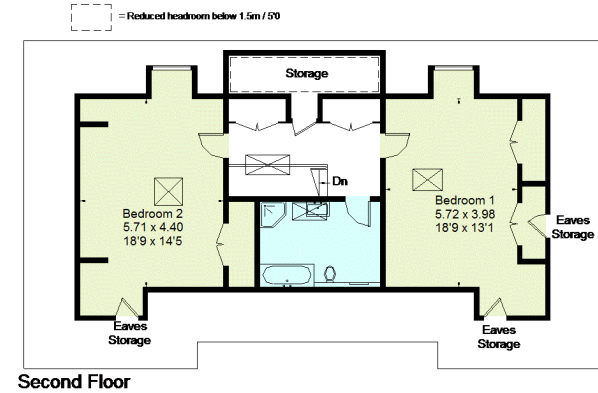
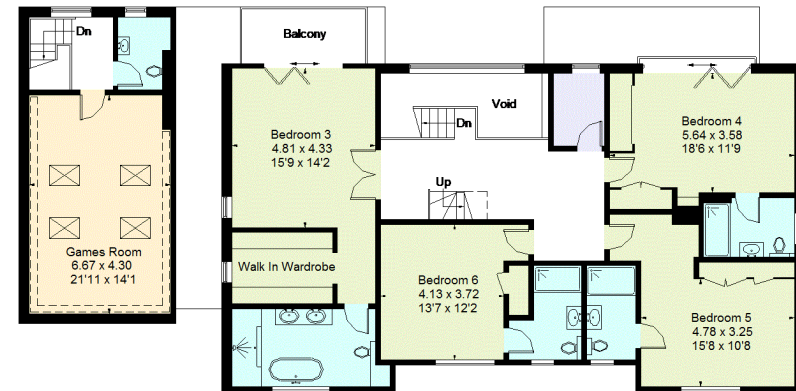
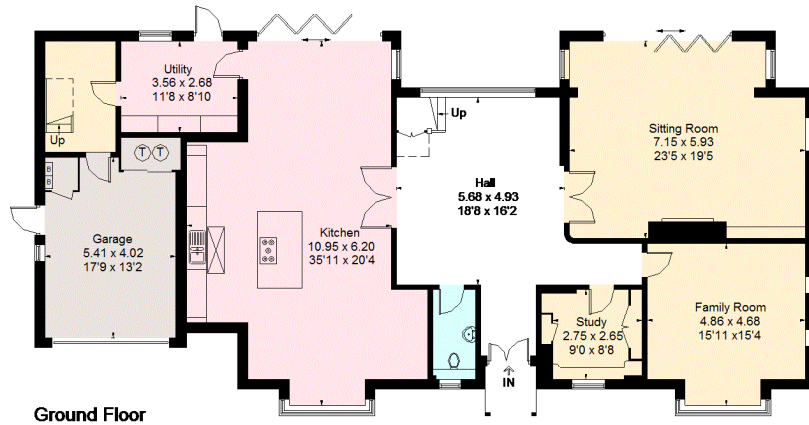
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ralliwood Road, Ashted

Approximate Gross Internal Area = 496.4 sq m / 5343 sq ft
(Including Garage / Excluding Void)



FLOORPLANZ © 2016 0845 6344080 Ref: 175960

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

