



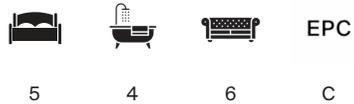
GRAYS LANE

Ashted, Surrey KT21



A DETACHED FAMILY HOME IN SOUGHT-AFTER PRIVATE ROAD

A detached family home located in one of Ashtead's premier private roads, ideally located for the village and both Epsom and Headley Downs.



Local Authority: Mole Valley District Council

Council Tax band: H

Tenure: Freehold



- * Private road setting
- * 0.42 acres of grounds
- * 4,250 sq ft of accommodation
- * 5 bedrooms
- * 6 reception rooms
- * Julian Christian garden building and outdoor BBQ area
- * Close to village centre
- * Countryside walks on the doorstep

Ashted village is just a short distance away which provides an excellent range of local shops including a bakers, fishmongers, florist and organic greengrocers. It also has a local M&S, Co-op, post office and two pubs as well as a number of cafes and restaurants.











Schooling in the area is superb with an excellent choice of private schools including City of London Freeman's located close by, Downsend, Epsom College, St John's, Box Hill School, Kingswood House. State education is covered by St Andrew's (Catholic), St Giles C of E and West Ashted primary. The train station is approximately 1.3 miles away which offers services to Waterloo and Victoria. Epsom town centre is located within a few miles which also has an excellent range of shops and everyday stores. Cobham, Dorking, Guildford and Kingston are within easy reach.

The RAC Woodcote Park, set in 350 acres of beautiful downland countryside, lies between Ashted and Epsom and features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars, and accommodation. The Beaverbrook Estate with its stunning country house set within its own 470-acre estate, is conveniently located and has become renowned as one of Surrey's best destinations for a family getaway. The estate offers a hotel, dining, spa and an 18-hole golf course. Local family activities include Chessington World of Adventures (approximately 10-15 minute drive away), Hobbledown Farm, and Bocketts Farm. There is also extensive walking, horse-riding and cycling through beautiful countryside and a number of pretty local villages around the Surrey Hills, Headley Heath and Box Hill.



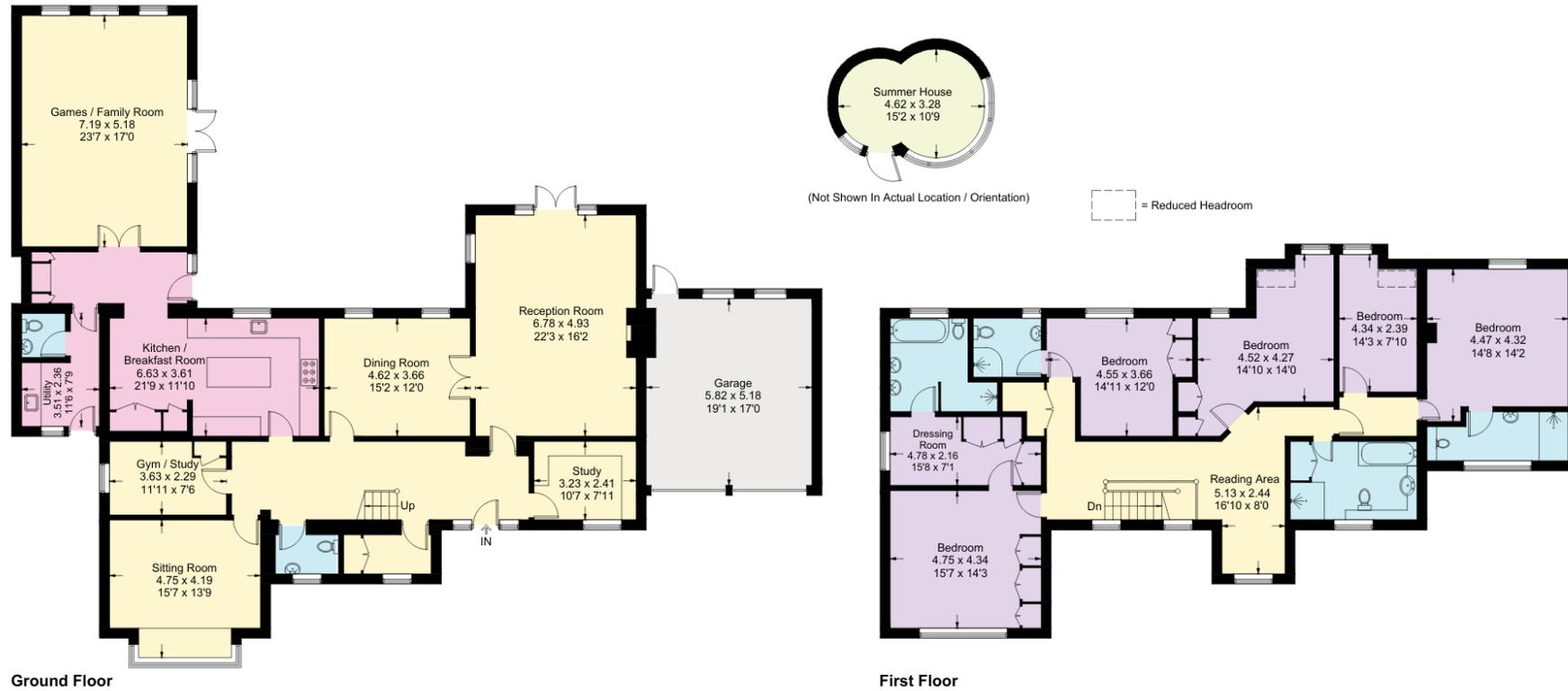
Grays Lane, KT21

ApproximateGrossInternal Area = 363.2 sq m / 3910 sq ft
(Including Reduced Headroom)

Garage = 30.1 sq m / 324 sq ft

Summer House = 12.3 sq m / 133 sq ft

Total = 405.6 sq m / 4367 sq ft



(Not Shown In Actual Location / Orientation)

= Reduced Headroom

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 any decisions reliant upon them. (ID767266)

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