



**67 Broadhurst, Ashted, KT21 1QD**  
**Guide price £1,000,000**

 4  1  2  C



An extremely rare chance to secure this Berg style, detached family home, with private gated access onto the beautiful ancient woodland of Ashted Common, whilst also being a stones throw from the mainline station, local shops on Craddocks Parade and within easy reach of some of Surrey's most well regarded state and public schools.

The current ground floor accommodation which strikes the perfect balance of original features and modern touches includes a welcoming entrance hallway, generous living room with charming wood burning stove, stunning open plan kitchen/dining/family room with an eye catching fireplace, lovely Oak flooring and bi-folding doors to the rear garden. This space is completed with a handy downstairs toilet. There is also huge scope to extend to the rear and side (stpp), to add substantial value for a future resale.

Upstairs boasts four well proportioned bedrooms, with the chosen principle bedroom enjoying absolutely breathtaking views of the common and there is further potential to extend the fourth bedroom and even push into the existing loft space (stpp). This floor is completed with a modern family bathroom, bathed in natural light.

The rear garden has been thoughtfully landscaped to match the beauty of the natural backdrop, including a decked area, lawn section, central paved patio area, the aforementioned gated access to the common and handy side access to the front of the dwelling, where there is a good size driveway and access to the garage.

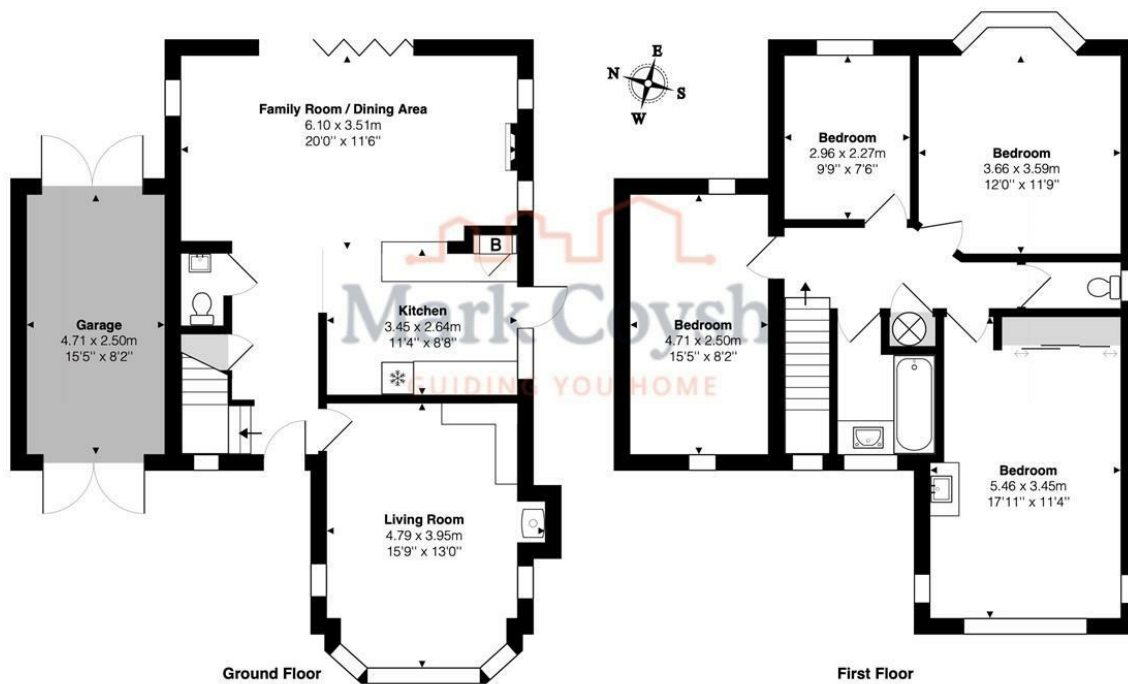






Broadhurst is a comfortable walk to the village shops on the street, two doctors surgeries, the library, the recreation ground, the cricket and bowls clubs and so much more. Junction 9 of the M25 is a short car journey away, giving good connectivity in and out of London and we are blessed to be so close some areas of incredible natural beauty, including Epsom Downs, Norbury Park, Headley Heath, Box Hill and Juniper Hill to name a few.

This truly may be a once in a lifetime opportunity!



Broadhurst, Ashtead  
 Total Area: 138.7 m<sup>2</sup> ... 1493 ft<sup>2</sup>  
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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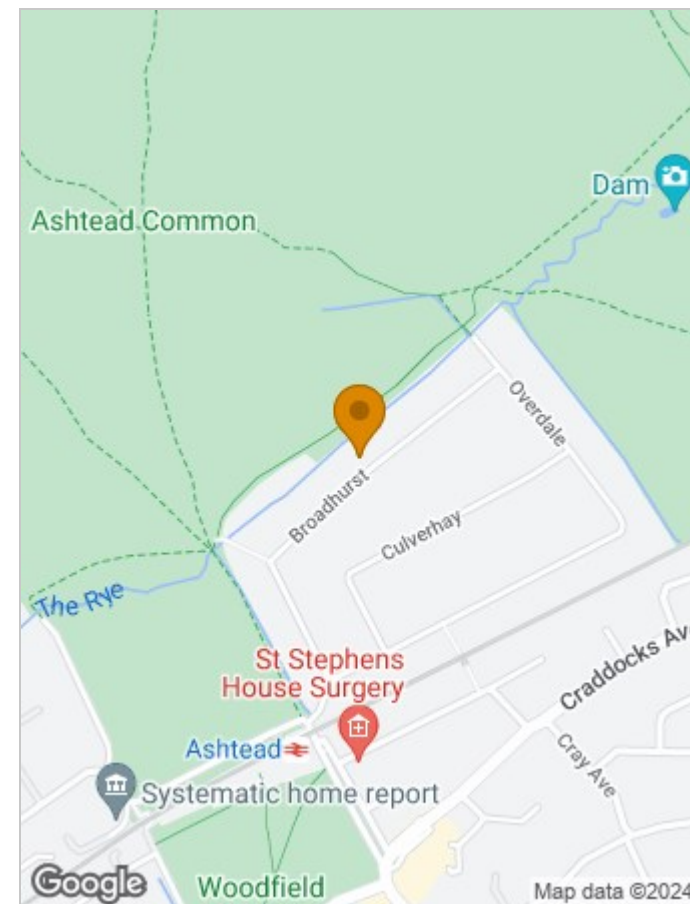
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## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	