



3 Cherry Orchard, Ashted, KT21 1HS
Guide price £1,395,000

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A detached family home situated in a quiet cul-de-sac on the South side of Ashtead Village offering well planned accommodation. Bright and cheerful throughout the property does offer plenty of scope to modernise BUT could be immediately enjoyed by a family seeking a substantial house in a highly convenient location.

The spacious Entrance Hall leads to a large Living Room, a separate Study/Snug, Cloakroom, and an additional multi-purpose room currently used as an Annex Bedroom with en-suite shower. The Kitchen enjoys a delightful outlook over the rear Garden and an adjoining Utility/Boot Room with side access. A particular feature of this property is the 30+ft Conservatory/Family Room which again benefits from great views of the Garden designed to attract an abundance of Wildlife.

An attractive galleried landing on the first floor serves four good sized Bedrooms with two en-suite Shower Rooms and a large Family Bathroom. Plenty of storage space including fitted wardrobes in every room, a deep linen cupboard and access to the fully boarded loft.

The Rear Garden is mostly laid to lawn but has also been designed with the current owner's particular passion for wildlife in mind. There is an organic pond, hedges, mature shrubs and trees, also a shed, greenhouse and kitchen garden area. To the front of the property an in/out driveway allows for plenty of parking and access to the double garage with workshop.

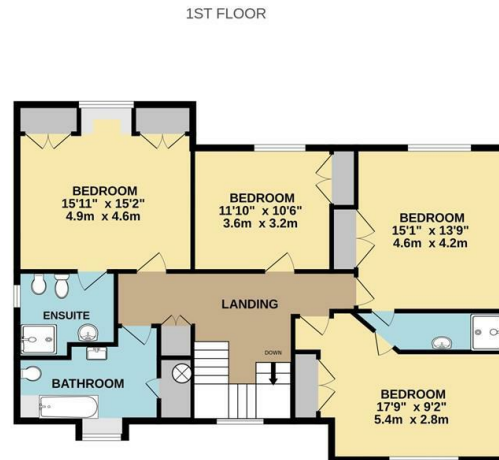
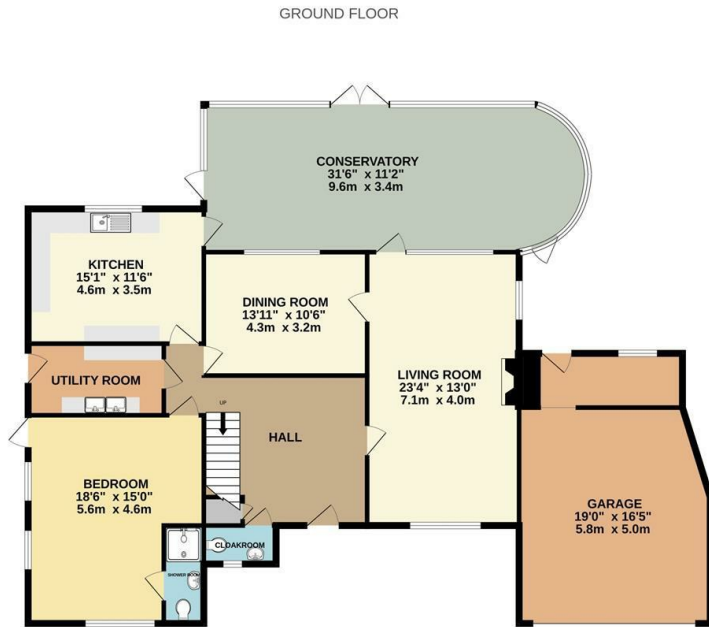
Ashtead Village provides an excellent range of local shops including a very





popular M&S local. The mainline train station is approximately 1.75 miles away with regular commuter services to Waterloo and Victoria.

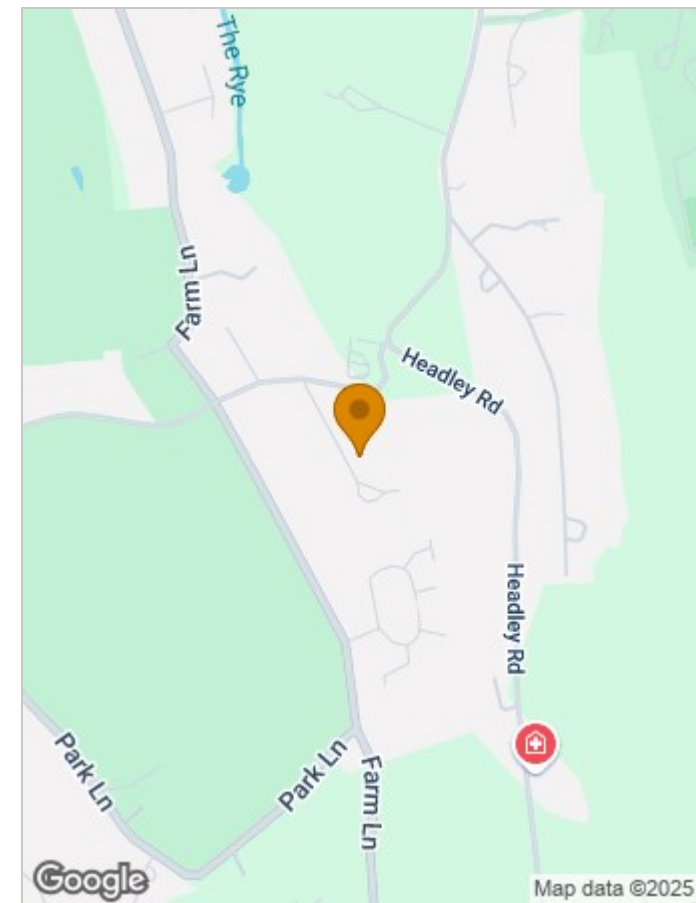
Schooling in the area is superb with an excellent choice of private schools including City of London Freeman's, Downsend, Epsom College and St John's in Leatherhead. State education is covered by St Andrew's, St Giles primary, Greville and West Ashted (these schools are subject to catchment and criteria).



Approximate Gross Internal Area = 261.9 sq m / 2819 sq ft
Garage / Store = 35.6 sq m / 383 sq ft
Total = 297.5 sq m / 3202 sq ft



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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Tel: 01372 303703

Email: guide@markcoysh.co.uk