



6 Cherry Orchard, Ashted, KT21 1HS
Guide price £1,200,000



An absolutely stunning, recently fully refurbished detached bungalow, nestled in an idyllic, beautifully kept cul de sac, located in the charming village of Ashted, Surrey.

This design lead home was completed in 2020 and details a large welcoming entrance hallway, which also benefits from a home office work space. There are two extremely well proportioned double bedrooms, with fitted wardrobes to the second and a lavish fitted en suite to the first. The second bedroom is serviced by a luxury fitted family bathroom with lots of natural light. The open plan fitted kitchen/dining room is breathtaking and a real showpiece. There are plenty of storage cupboards on offer, as well as a large central island and lots of work space. The separate utility is a real bonus and includes side access to a tranquil courtyard. The dwelling is completed with a large, front to back, triple aspect living room, with doors onto a covered and heated terrace.

The landscaped garden, which backs onto private local woodland, has been beautifully manicured, including a large lawn section, feature pond and established borders, boasting a wonderful variety of plants and trees. Simply too many to list!

Further noteworthy benefits include, under floor heating to both bathrooms, an attached garage with power, light and an electric up and over door, as well as a driveway to the front, offering ample off street parking. There is also huge potential to expand into the existing loft space (stpp).

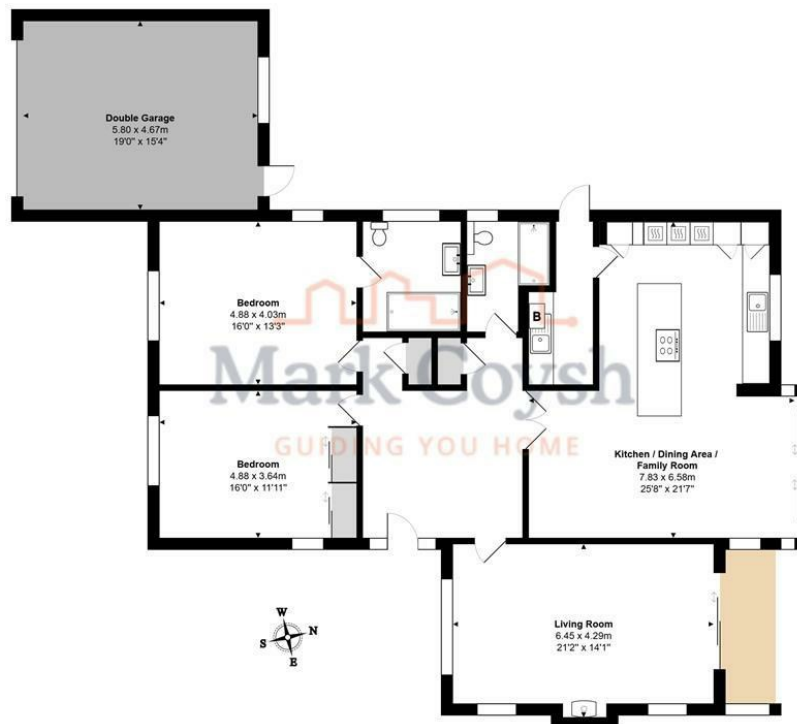
Cherry Orchard is positioned around the





corner from the grounds of the City of London Freeman's School in Ashted Park, as well as being close to multiple sought after good and outstanding schools. The abundant amenities in Ashted Village are also on hand, as well as the Mainline Station. Junction 9 of the M25 is a short drive away, giving access to both Gatwick and Heathrow Airports, as well as several other A roads, linking back into London and the other direction towards our beautiful coastline.





Ground Floor

Cherry Orchard, Ashted

Total Area: 152.9 m² ... 1646 ft² (excluding double garage)

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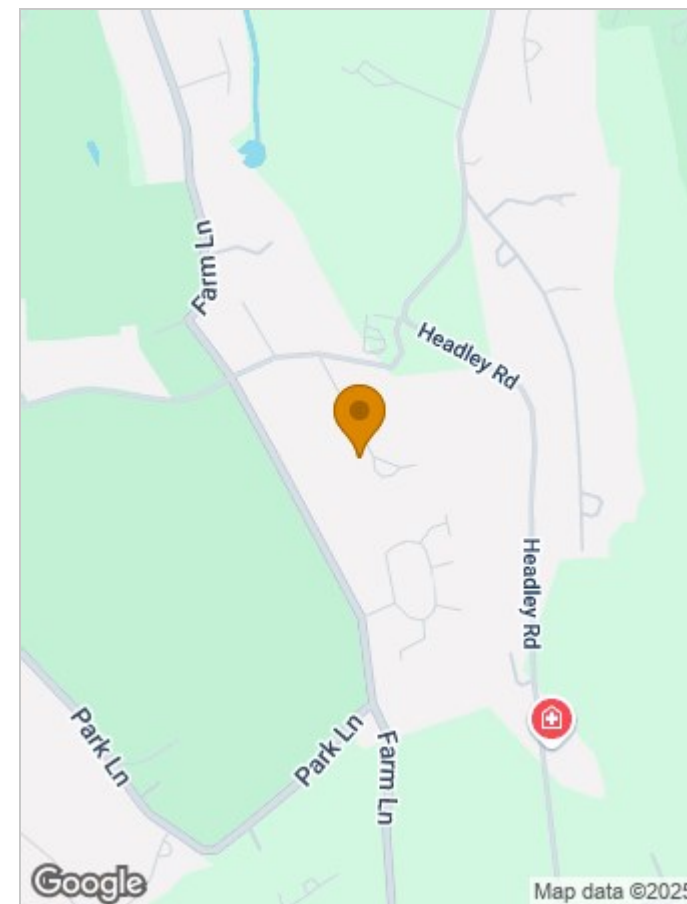
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Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		

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