



1 Forest Crescent, Ashted, KT21 1JU
Guide price £1,100,000



NO ONWARD CHAIN.

A substantial detached family home located in a no through road in the beautiful village of Ashted, Surrey, offering a wealth of flexible accommodation through out.

The ground floor footprint commences with a characterful covered porch, a welcoming entrance hallway with under stair storage and a cosy living room with feature fireplace. This leads into a wide light bright garden room with multi fuel burner and lovely views over the garden. This flows into a modern fitted kitchen/breakfast room finished to a high standard, a utility room with Butler sink and a downstairs WC with loft storage. For modern day remote working there is a fitted home office and a formal dining room with another feature fire place.

An Oak staircase with bespoke stain glass feature leads to four really well proportioned bedrooms, with a luxury bathroom to the principle and a lavish family bathroom with walk in shower and separate bath.

The loft space has been converted to provide two further bedrooms and a washroom. This could also function as additional reception rooms, home offices or hobby rooms. There is also huge potential to develop this section with the addition of a dormer (stpp). The far reaching views from this floor are incredible.

The rear garden is of good length and has been beautifully matured and manicured over the decades. Exiting the home via the utility or garden room, you immediately step onto a good size patio,

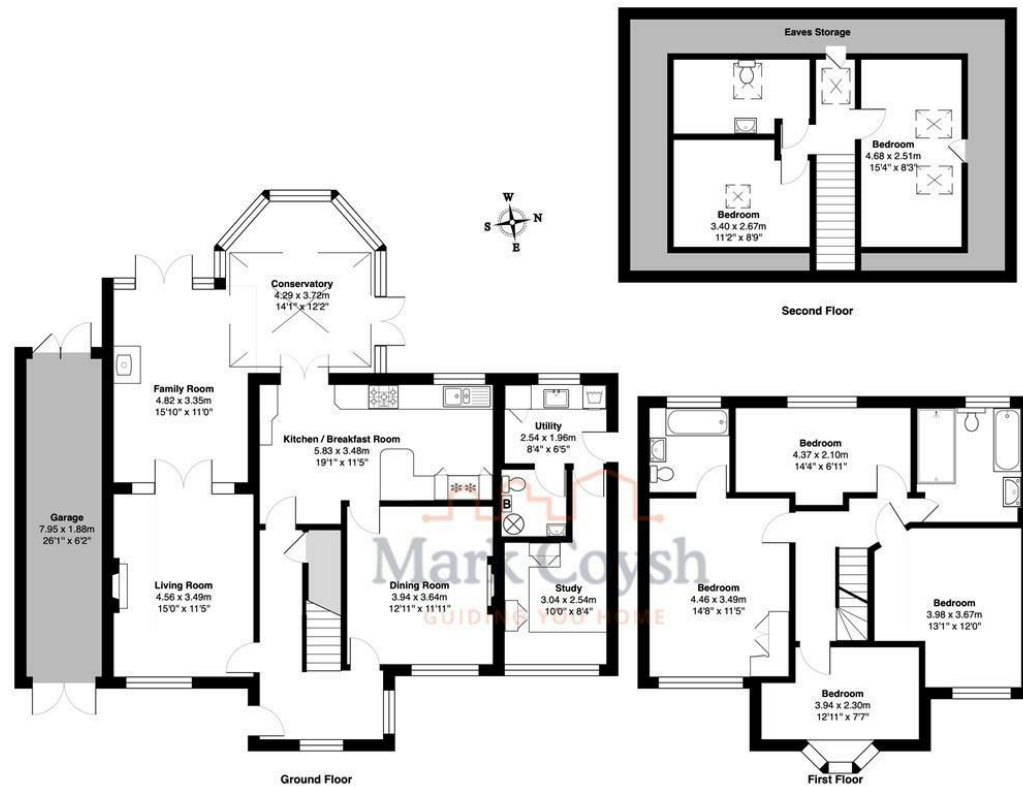




with a charming additional reflective seating area to the side. The remainder of the garden is lawned with well established borders and a stunning stand out Willow Tree taking centre stage. There is side access to the front of the dwelling and a tandem garage with front and back access and storage to the uppers. To the front there is a carriageway drive.

Forest Crescent is extremely well positioned, close to many of the areas highly regarded state and public schools. The mainline station is close by, as well as Junction 9 of the M25.





Forest Crescent, Ashted
Total Area: 237.1 m² ... 2552 ft² (excluding eaves storage)
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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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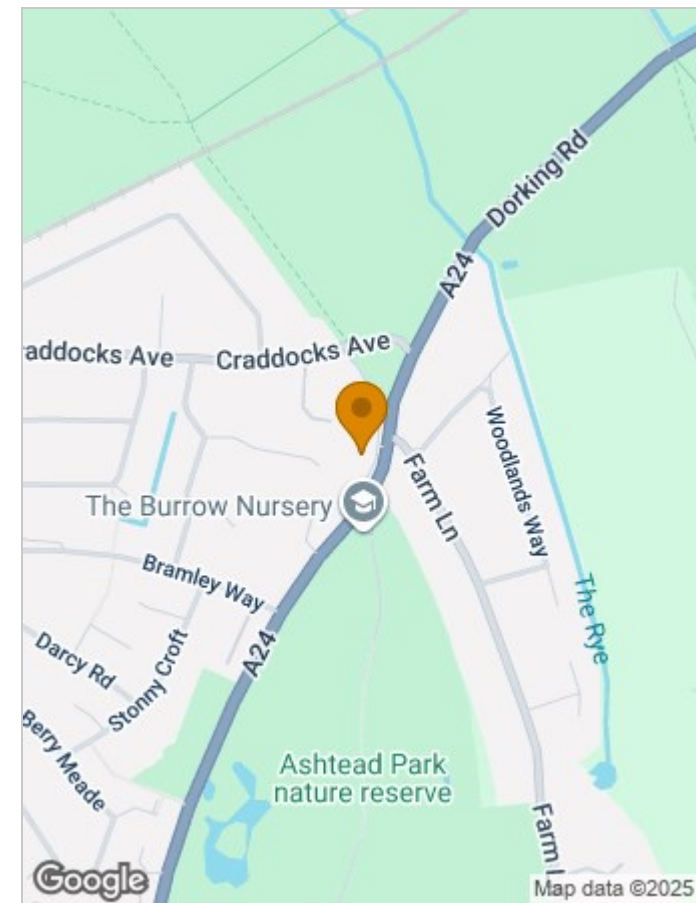
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Viewing

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		
(81-91) B		87
(69-80) C		
(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 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	