



Crampshaw Lane, Ashted KT21 2UD

£1,250,000

V&H
HOMES

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Crampshaw Lane Ashted KT21 2UD

An immaculately presented family home situated on the favoured South side of Ashted village. This unique architecturally designed property built in 1987 offers a wealth of space ideal for today's modern family.

Four / Five Double Bedrooms

Approx. 3300 sq ft of Accommodation

Approx. Half an Acre Plot

South Facing Rear Garden

Within a Short Distance of the
Village and City of Freemans School

Fully Renovated by the
Current Owners to a High Standard

Cat 6 Cabling

EPC Rating: C

Travel: Ashted mainline station provides services into Waterloo, Victoria and London Bridge of approximately 40 minutes.

Schools: There is an excellent choice of infant, junior and secondary schooling in the area, both state and independent.

Accessibility: The M25 is accessed via Junction 9 providing access to Gatwick and Heathrow airports and the wider motorway network.



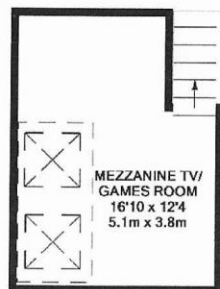


Offering fantastic open plan living, this spacious property comprises of approximately 3300 square feet of accommodation situated on approximately half an acre of land. The entrance hall is light and airy, and leads to a double aspect living room with feature log burning stove and patio doors to the rear garden. The dining room with oak flooring also has patio doors to the rear garden. This leads through to a modern kitchen / breakfast room with tiled floor which has an integrated dishwasher and microwave and a free standing double range cooker and American style fridge freezer. Other features of the ground floor include a good size utility room, large study / bedroom 5 with door to shower room. Through the utility room there is a garden room with floor to ceiling window overlooking the garden, door to integral garage and stairs to a mezzanine level ideal for a number of uses.

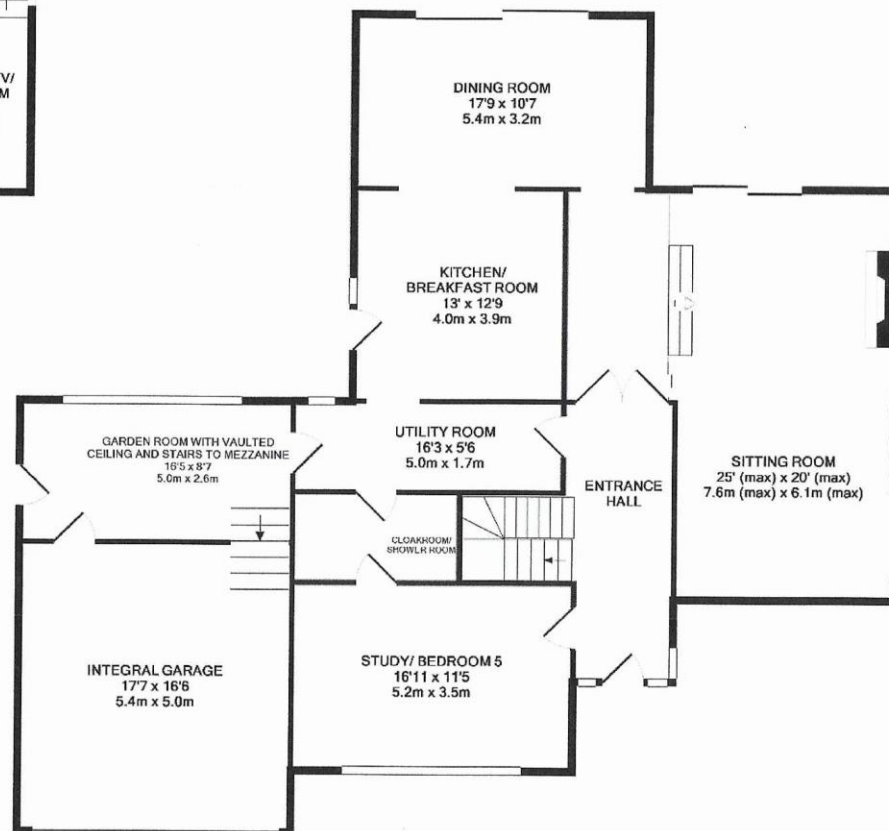
The first floor offers four large double bedrooms all with wardrobes and a family bathroom. The double aspect master bedroom has a four piece ensuite which includes a separate shower cubicle. The loft space has the potential to be converted (STPP) to a variety of uses, for example, master bedroom suite or games room.

To the front of the property is a large drive way leading to the garage which has an electric roll up door, the rear garden is south facing offers a high degree of seclusion and also outside mood lighting. The garden also includes a large summer house with power, light, cat 6 cabling, heating and air conditioning. There is also a good sized timber framed shed ideal for storing garden equipment.





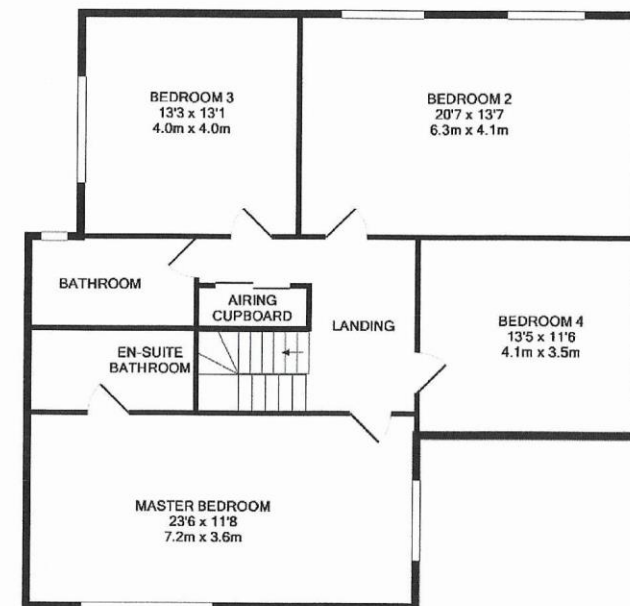
MEZZANINE
APPROX. FLOOR
AREA 190 SQ.FT.
(17.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1933 SQ.FT.
(179.6 SQ.M.)



Not actual location of Log
Cabin/Home office in
relation to house



1ST FLOOR
APPROX. FLOOR
AREA 1146 SQ.FT.
(106.5 SQ.M.)

Ashtead Office

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TOTAL APPROX. FLOOR AREA 3269 SQ.FT. (303.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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