



Rye Field, Ashted KT21 2EH

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Rye Field Ashtead KT21 2EH

An attractive three double bedroom detached house with superb scope for extension (STPP) in a highly desirable location, overlooking the Rye Common in Ashtead. Offered to the market with no onward chain.

Stunning Views over the Common

Attractive Detached House

Three Double Bedrooms

Two Bathrooms

Large Garden

Potential to Extend (STPP)

Driveway & Garage

Utility & Cloakroom

0.3 Miles from Station

Rarely Available

Rye Field is situated next to Ashtead Common in a rarely available and sought after setting. The house is just 0.3 miles from Ashtead station, with frequent services to London Waterloo and Victoria.





On entering the house, a spacious and welcoming entrance hall leads to the bright dual aspect lounge with patio doors to the garden. From the lounge, French doors lead to the large dining room with built in cabinets. The ground floor also provides a comprehensively fitted kitchen with space for breakfast table, a useful utility room with external access and a cloakroom / WC.

The first floor of this family home provides three excellent double bedrooms, all with fitted wardrobes and the master benefiting from an ensuite shower room. There is also a modern family bathroom.

A superb feature of this home is the delightful garden which is mainly laid to lawn and extends to the right of the property with a large patio/entertainment area. The garden provides a further patio across the back of the house, flower beds and an open rail fence to capture the stunning views across the common.

To the front, there is driveway parking for several vehicles and a single garage with an integral door to the utility room.



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Approximate Area = 1430 sq ft / 132.8 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Outbuildings = 104 sq ft / 9.6 sq m

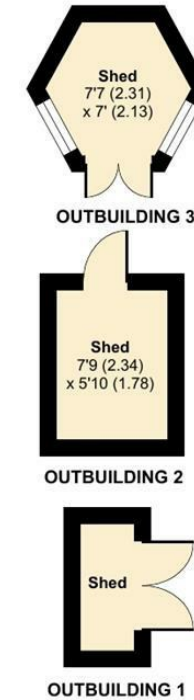
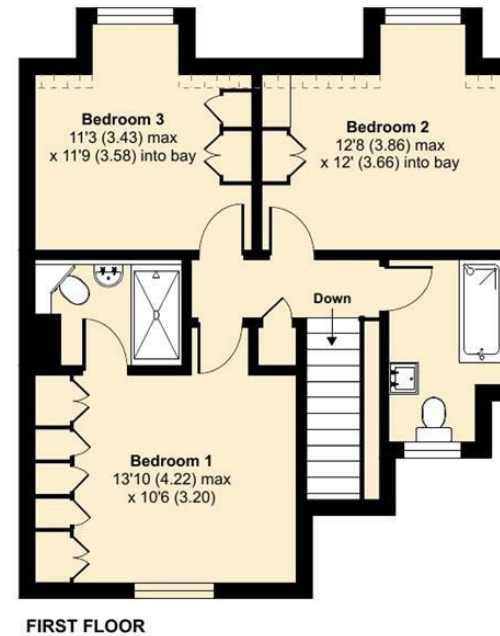
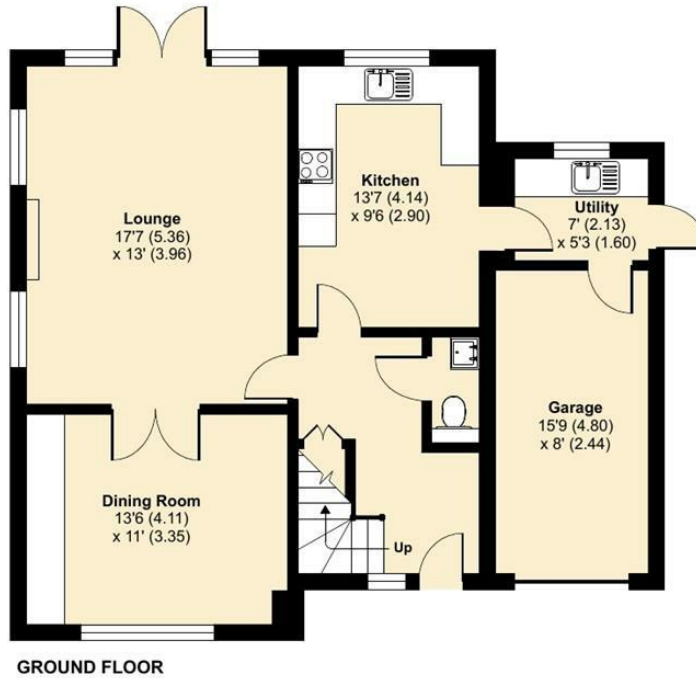
Total = 1545 sq ft / 143.5 sq m

Approx. Garden Length = 75'4 (22.98)

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for V&H Homes. REF: 945232



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