



Rookery Hill, Ashted KT21 1EG

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Rookery Hill

Ashtead KT21 1EG

An impressive family residence situated in Rookery Hill, one of the Ashtead's most desirable private addresses on the door step of City Of London Freemens School, adjacent to Ashtead Park and within walking distance of the village high street.

This 'Sussex Farmhouse' style four bedroom detached family home offers a wealth of character features and is situated on an impressive plot occupying 1.68 acres, with further scope to extend STPP.

Sought After Rookery Hill Estate

1.68 Acre Plot

Substantial Detached Family Home

Four Double Bedrooms

Three Reception Rooms

Carriage Driveway

Landscaped Grounds

Close To City Of London Freemens School

Two Garages

Adjacent to Ashtead Park





The wide frontage is approached via a gravel carriage driveway and charming front lawns. There are two separate garages, a workshop area and a log store.

The bright, spacious and characterful internal accommodation would benefit from modernisation. There is an impressive dual aspect drawing room with Minster stone fireplace and a substantial multi aspect sitting room with French doors to the garden. The house offers a kitchen / breakfast room with a range of cupboards and integrated appliances, and with fine views over the gardens. There is also the convenience of a separate utility area. In addition, the ground floor benefits from a formal dining room with bay window and a useful cloakroom.



An impressive oak staircase leads from the hallway to the first floor. Upstairs there is a spacious principle bedroom with fitted wardrobes and a dressing room. There are three additional bedrooms, a four piece family bathroom, a further bathroom and a separate WC.

Externally, the outstanding gardens surround the house and are mainly laid to lawn, with an abundance of mature trees and shrubs. There is a terrace offering views across the garden which is perfect for al-fresco dining. The grounds form an exceptional space for recreation and are adjacent to the delightful woodlands of Ashted Park.



Schools

Close to excellent state and independent schools including City of London Freemans School, St. Johns, Downsend and The Greville Primary School.

Location

Great Oaks is moments from Ashted Village High Street with its range of cafes, restaurants, independent shops and high street favourites including an M&S Foodhall. Beaverbrook and The RAC Golf and Country Club are also nearby.

Travel

Ashted station is 1.5 miles from the house and offers trains to Victoria and Waterloo in approximately 40 minutes. Junction 9 of the M25 is 2 miles away.

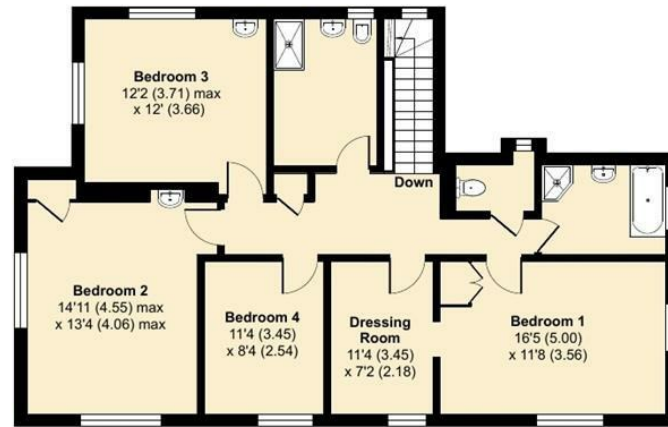




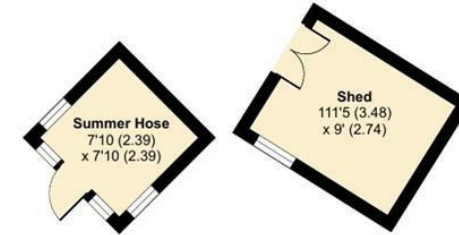
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Approximate Area = 2414 sq ft / 224.2 sq m
Garaging, Stores & Outbuildings = 666 sq ft / 61.8 sq m
Total = 3080 sq ft / 286 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for V&H Homes. REF: 957323



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