



Paddocks Way, Ashted
Ashted

V&H
HOMES

£1,475,000

16 Paddocks Way

Ashtead, Ashtead

Council Tax band: G

Tenure: Freehold

- Detached House
- Four Bedrooms
- Master Bedroom with Dressing Room & Ensuite
- Three Reception Rooms
- Utility Room
- Private Road
- South Facing Garden
- Detached Double Garage
- No Onward Chain
- EPC Rating D





16 Paddocks Way

Ashtead, Ashtead

V&H Homes are delighted to present this distinguished detached family residence on one of Ashtead's most sought after private roads. Built in the 1960s and coming to the market for the very first time, Coombe House represents a rare opportunity to acquire a home of genuine provenance, generous proportions and exceptional potential.

Occupying a mature and well screened plot, the property offers over 2,800 sq ft of accommodation including a substantial garage and outbuilding. The ground floor provides a classic and well balanced layout, with a superb dual aspect living room, formal dining room, and a bright garden room overlooking the rear garden. The kitchen sits at the heart of the home with adjacent utility space, offering clear scope for reconfiguration into a contemporary open plan arrangement if desired.

Upstairs, four well proportioned bedrooms are served by a family bathroom, with the principal bedroom enjoying an elevated outlook, a dressing room and bathroom. The overall footprint lends itself perfectly to extension or enhancement, subject to the usual planning consents.

Externally, the property benefits from a generous frontage, ample off street parking, a detached garage, while the rear garden provides a private and established setting ideal for families and entertaining.



Coombe House is a home of rare heritage and

Paddocks Way, Ashted, KT21

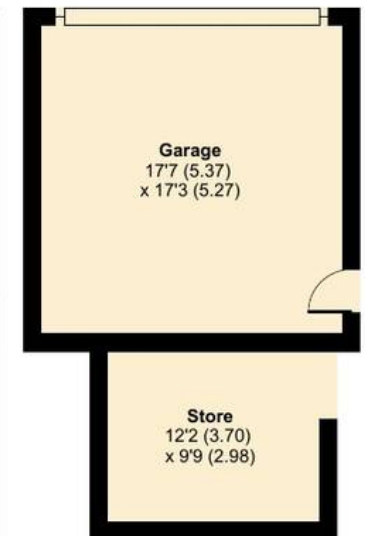
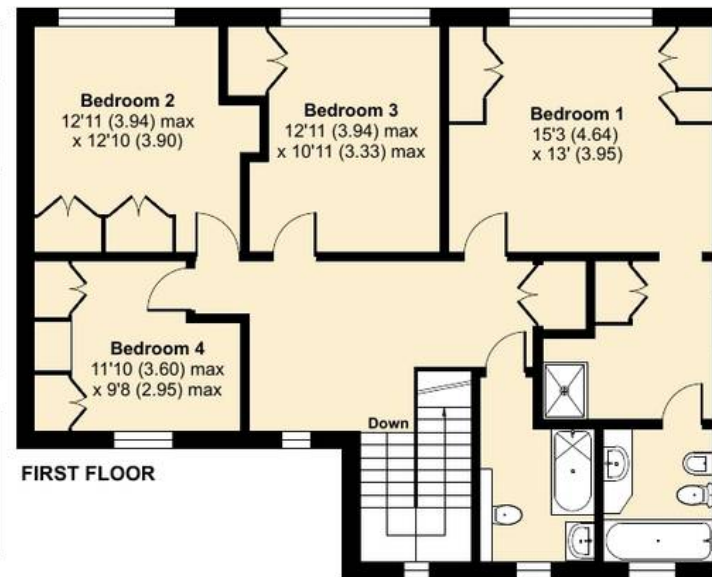
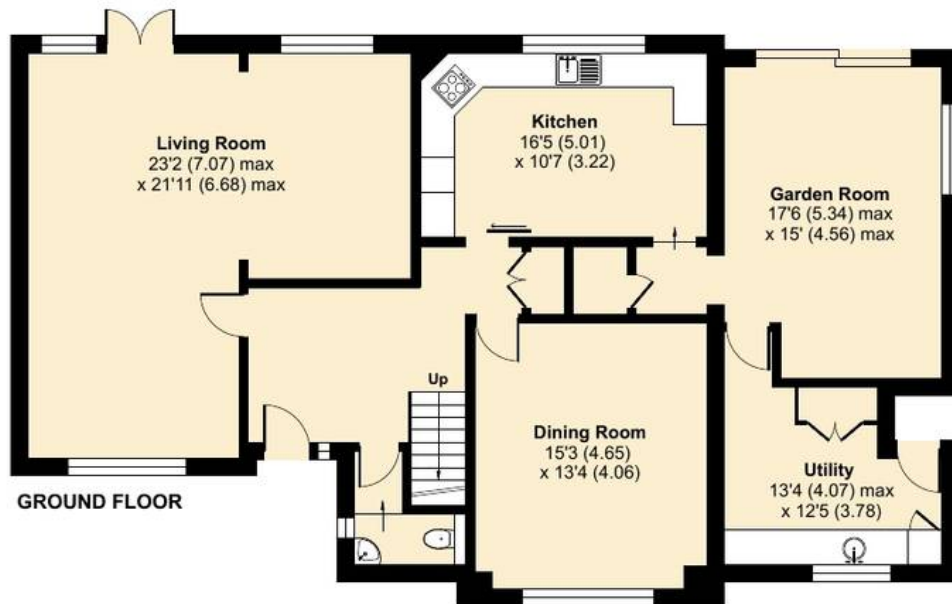
Approximate Area = 2454 sq ft / 227.9 sq m

Garage = 305 sq ft / 28.3 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 2878 sq ft / 267.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for V&H Homes. REF: 1452022

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