



# NEW BUILD FAMILY HOME SET ON PRIVATE ROAD

AMBERLEA, 20 GRAYS LANE, ASHTEAD, SURREY, KT21 1BU

Freehold



Kitchen/breakfast room • 4 reception rooms • 6 bedrooms • 7 bathrooms • Guest cloakroom • Utility room • Double garage • South west facing garden

#### Local information

Amberlea is well positioned for some of the area's most prestigious schools, including City of London Freeman's, St John's and Downsend Preparatory. The RAC Golf and Country Club is also nearby.

Transport links are excellent, with Ashted station (around 1.2 miles) having frequent direct trains to Victoria and Waterloo. Junction 9 of the M25 is also nearby.

For shopping and entertainment, Ashted village has a good range of facilities, whilst Epsom and Guildford offer a wider range of shops and restaurants.

#### About this property

Approached via private electric gates, Amberley is a new build family home finished to a high specification and arranged over two floors. It is set on a private road in the Ashcroft Park Estate.

All the main reception rooms lead from the double height hallway. The open plan kitchen/breakfast room features bespoke cabinets, quartz work surfaces, integrated Wi-Fi Siemens appliances, a quooker three in one tap and a feature Gazco electric fireplace. Full height anthracite sliding doors lead on to the rear garden, terrace and deck area. The formal sitting room is well proportioned with a feature fireplace and an outlook into the secluded landscaped garden. A dining room, study, guest cloakroom, utility room and boot room with bespoke

fitted carpentry complete the downstairs accommodation.

Upstairs the vaulted master bedroom has a Juliette balcony overlooking the garden and his and hers en suites and dressing rooms with bespoke wardrobes. The further five guest bedrooms all have fitted wardrobes and en suites with Laufen sanitary ware and Hansgrohe showers.

Features of note include painted oak internal doors throughout, a sonos sound system, cat 5/6 cabling, LED down lighters and thermostat underfloor water heating.

Outside, the rear garden is south west facing and mainly laid to lawn with a large terrace and a decked seating area. It has been landscaped to include a fully integrated irrigation system. To the front, the driveway provides ample parking and access to the double garage.

#### Tenure

Freehold

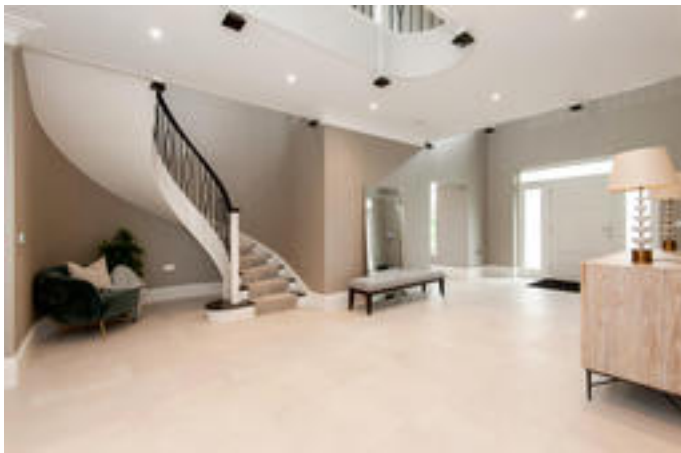
EPC rating = B

#### Viewing

Strictly by appointment with Savills







Approximate Area = 622.1 sq m / 6,696 sq ft and Garage  
Including Limited Use Area (4.6 sq m / 49 sq ft)  
(Excluding Void)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	90	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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