



Great Oaks, Rookery Hill, Ashted, Surrey, KT21 1EG



A fine character family home on Ashted Park set in almost 1.7 acres

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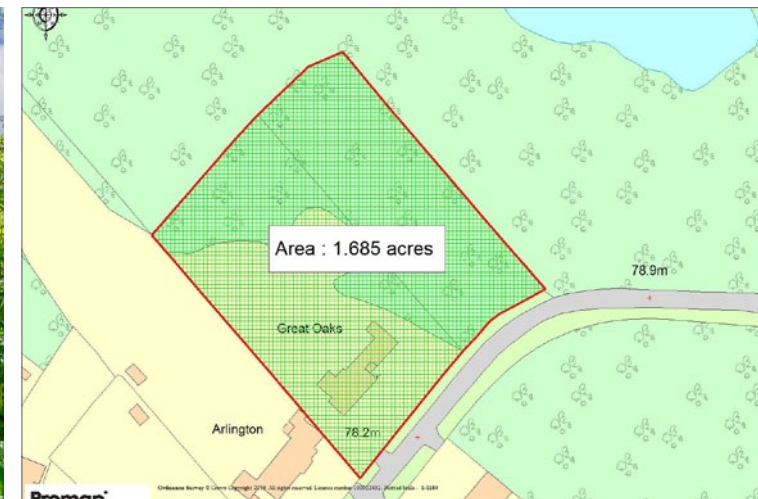
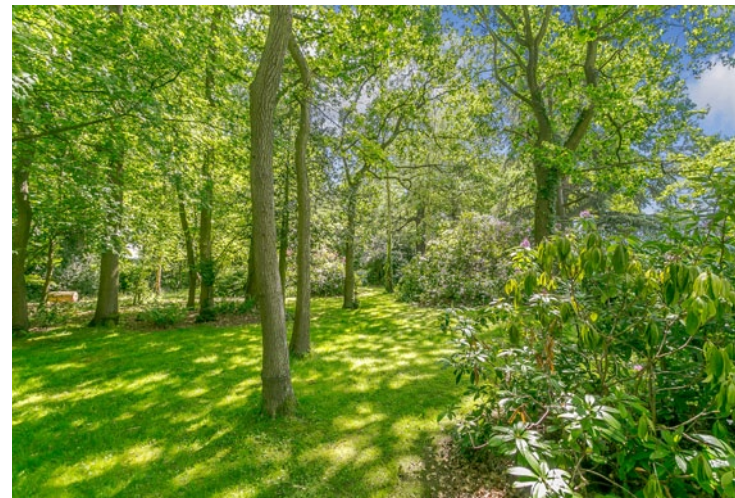


Description

Coming to the market for the first time in over 50 years, this striking family home offers well balanced accommodation, arranged over 2 floors and now offers the perfect opportunity to add a new lease of life. Approached via a carriage driveway, Great Oaks, sits in 1.686 acres of beautifully landscaped gardens. It is rare to find a plot of such maturity. Adjacent to the house is Ashted Park Nature Reserve, offering 45 acres of historic parkland with woodland, glades, grass meadows and ponds. The adjacent woodland belongs to The Surrey Wildlife Trust.

Dating from the 1930's, this Sussex 'farmhouse' style property has retained a wealth of character features, including oak latched doors to the ground floor and ornate door furniture to the first floor. The welcoming entrance hall affords access to all the principal reception rooms. The drawing room is double aspect with a lovely Minster stone fireplace. The triple aspect sitting room is well proportioned and enjoys plenty of natural light, with full height windows and double doors leading to the terrace and rear garden. The kitchen would benefit from updating and enjoys views of the rear garden and includes a Range cooker, Miele dishwasher and fridge freezer. The dining room with feature fireplace and a guest cloakroom completes the downstairs accommodation.

Upstairs provides the master bedroom with built in wardrobe and a separate dressing room, which could be converted to an en suite bathroom. There are 3 further bedrooms, 2 family bathrooms and a separate WC.



Accommodation

Kitchen | 3 reception rooms | 4 bedrooms
2 bathrooms | Guest cloakroom | 2 garages
Landscaped gardens of 1.686 acres | EPC = D



Outside, the landscaped gardens are mainly laid to lawn, with an abundance of mature shrubs, including a stunning array of multi-coloured rhododendron. The gardens wrap around the house and are home to some magnificent specimen oak trees. The terrace area provides the perfect area in which to entertain and relax. There is also a summer house and useful garden shed. The woodland area to the side offers ideal dog walking on the doorstep. There are two separate garages, a log store and a sweeping gravel carriage driveway to the front of the house.

Location

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

Transport links are excellent, with Ashted station (around 1.5 miles) (with frequent direct trains to Victoria and Waterloo) and junction 9 of the M25 (around 2 miles).

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



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Floorplans

Main House gross internal area = 2,471 sq ft / 230 sq m

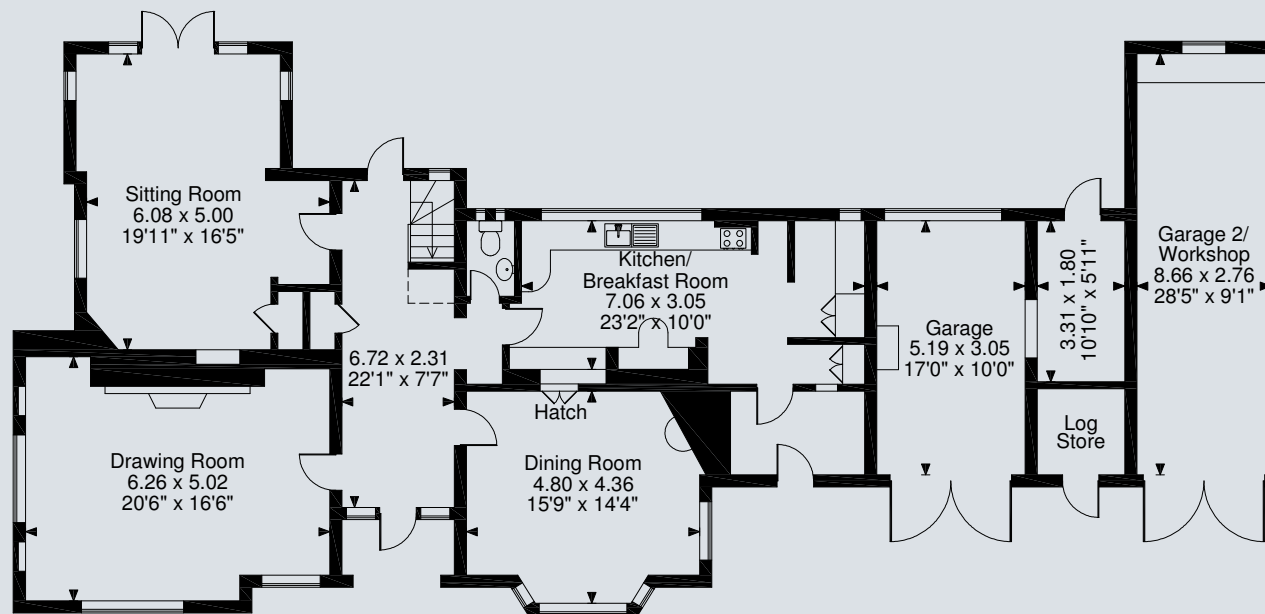
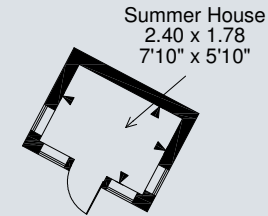
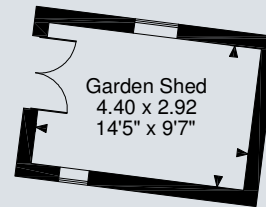
Garages/Workshop gross internal area = 428 sq ft / 40 sq m

Log Store & External Room gross internal area = 101 sq ft / 9 sq m

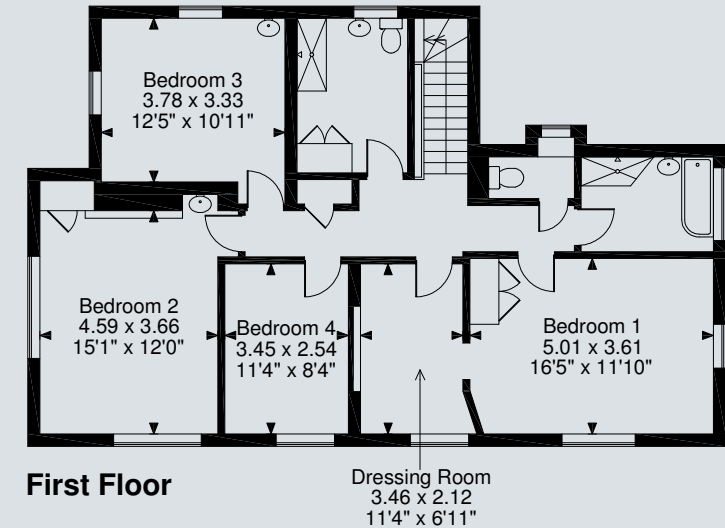
Garden Shed & Summer House gross internal area = 184 sq ft / 17 sq m

Total gross internal area = 3,184 sq ft / 296 sq m

For Identification Only. Not To Scale.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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