



## Private gated development of two luxurious homes

Ashbury Lodge, Kenley Lane, Kenley, Surrey CR8 5ED





Delightful grounds approaching an acre • Easy reach of Kenley station and access to central London • Moments from amazing walks on common land • Balanced accommodation of about 4882 square feet

#### Local information

Kenley station is only 0.7 mile away and gives direct access to London Victoria in only 29 minutes or Purley Station with parking will give you direct access to both London Bridge and Victoria in 27 and 28 minutes respectively.

The local shopping centre of Caterham provides everyday facilities. Only 14 miles from the centre of London, making it popular with commuters and only six miles from Junction 6 of the M25, from where the country's entire motorway network is easily accessible.

#### About this property

Although on the doorstep of London, Ashbury Lodge occupies an idyllic semi-rural setting on the borders of Kenley common. The common offers 56 hectares of green open space with fine views across the Caterham valley and North Downs. The property is set in mature landscaped grounds close to one acre. This exclusive private development was constructed in 2009 by Millgate Homes a renowned developer. The house is designed to a high standard with quality modern fittings throughout. The well-appointed accommodation is arranged over three floors and has underfloor heating on the ground and second floors. On the ground floor you are welcomed by a large open plan reception hallway leading seamlessly into a sitting room area with double doors leading onto the gardens. The triple aspect drawing room has a feature fireplace and double

doors on to the rear terrace. The contemporary high specification kitchen/breakfast room offers a fantastic open plan feeling with a separate dining and family area this really is ideal for entertaining or for the young family. There is also an additional family room/ snug, a utility room and cloakroom with useful access to the gardens and garages.

To the first floor is a light and spacious galleried landing leading to all bedrooms, the principle suite has an en suite dressing room and bathroom, double doors lead onto a balcony overlooking the charming gardens. There are an additional four bedrooms, two with en suite facilities and a family bathroom. On the second floor are two additional rooms, one is currently set up as a games room the other a TV room although this area could be additional bedrooms if required.

To the front of the property is an attractive lawn garden, there is a block driveway providing ample parking and a triple garage with electric doors. To the rear is a part walled, mature lawn garden with feature terrace area surrounded by numerous flower and shrub beds. There is an additional mature garden area to the front of the property which has a number of mature specimen trees and shrubs, an ideal children's play area or just tranquil gardens.

#### Viewing

Strictly by appointment with Savills

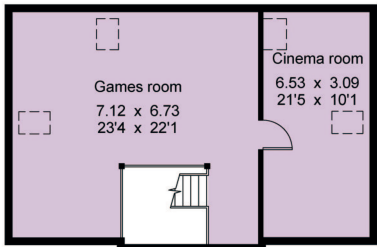
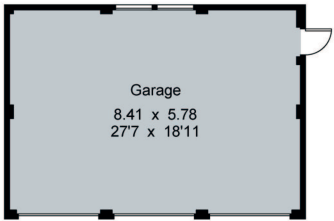








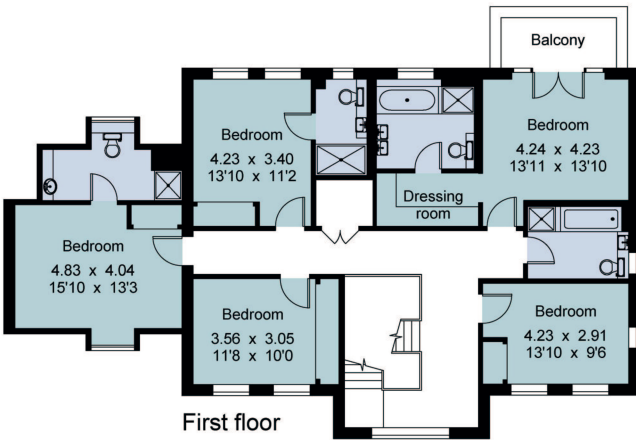
67 Kenley Lane, Kenley  
Gross internal area (approx) 404.2 sq m/ 4350 sq ft  
Garage 49.4 sq m/ 531 sq ft  
Total 453.6 sq m/ 4882 sq ft



Second floor

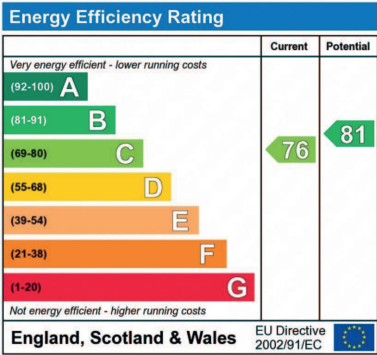


Ground floor



First floor

For identification only - Not to scale  
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