



## S Seymours



### Ashurst Drive, Box Hill

- FOUR BEDROOM DETACHED BUNGALOW
- OVER 2590 SQ FT IN TOTAL
- IMPRESSIVE REAR GARDEN WITH SUMMERHOUSE
- 25FT LIVING ROOM
- BOX HILL VILLAGE
- NO ONWARD CHAIN
- DRIVEWAY PARKING & SINGLE GARAGE
- LOTS POTENTIAL TO UPDATE & EXTEND STPP

**Guide Price £850,000**

**EPC Rating '50'**

- 19FT PRINCIPAL BEDROOM WITH ENSUITE BATHROOM
- SHORT DRIVE TO BETCHWORTH TRAIN STATIONS, LOCAL SHOPS & PUBLIC HOUSES



A substantial, detached 4-bedroom bungalow set within a large plot and presenting a fantastic opportunity for buyers seeking generous, flexible living spaces and the opportunity for modernisation and extending (STPP). Nestled in a quiet, semi-rural position at the top of Box Hill, an Area of Outstanding Natural Beauty, the property enjoys serene surroundings, in a truly idyllic setting just a short walk from the local shop, surgery and nature trails.

Upon entering, you're welcomed into a spacious main hallway with access to a cloakroom and built in storage for a clutter free entrance. The 25ft central living room impresses with warm wooden panelling, a stone fireplace and plenty of space for a range of seating areas. Sliding glass doors open directly into an impressive conservatory which is a real highlight of the home. With tiled flooring and French doors leading out to the rear garden, this versatile room is perfect as a second sitting area, dining space, or playroom – all while enjoying views over the beautifully maintained, private garden. The kitchen offers plenty of storage with a wide range of traditional wooden units, generous worktop space and an integrated hob island. A large window provides views to the front, while an adjacent utility space enhances practicality for family life. There are two further reception rooms which lead off from the living room, a practical study as well as a formal dining room with dual aspects out. An internal hallway off the lounge provides access to four well-proportioned bedrooms, the principal bedroom features built in storage and a large ensuite bathroom. Bedroom two is another double with built in wardrobes and views of the rear garden while bedrooms three and four are comfortable singles. A family bathroom with shower and stylish floor to ceiling tiling services the bedrooms.

#### Outside

To the front of the property, a generous driveway provides ample off-street parking for multiple vehicles and gives access to a single garage. From here, a set of steps leads up to the front entrance, offering a welcoming approach to the home. The rear garden is truly a standout feature, offering a beautifully private and peaceful setting. A generous patio area to the rear of the property provides the perfect space for outdoor dining, entertaining, or simply relaxing, enhanced by the charming addition of a wildlife pond that brings a peaceful, natural ambience to the setting. Steps lead up to a large expanse of lawn which is framed by a variety of mature trees and established shrubs, creating a secluded oasis ideal for both relaxation and family enjoyment. To one side of the garden, a large summerhouse offers versatile space – ideal for use as a home office, studio, or additional storage. In addition, a separate storage shed provides practical outdoor storage and a greenhouse offers the perfect opportunity for keen gardeners to grow their own produce year-round.

#### Garage

There is a detached single garage with power and lighting offering further parking or additional storage.

#### Location

The property is situated along the highly sought after Ashurst Drive, a tree lined road nestled within Box Hill set high up in the glorious North Downs considered to be an area of outstanding natural beauty. The area is primarily owned by the National Trust and includes 7 countryside walks, just moments away from the property offering fantastic opportunities for cycling, walking and riding enthusiasts with extensive bridleways accessed nearby. Box Hill village offers a range of amenities including a restaurant, gastro pub 'The Tree', local shops, village hall and doctor's surgery, whilst more comprehensive shopping/recreational/educational facilities can be found in the nearby towns of Dorking, Leatherhead, Epsom, Reigate and Tadworth. Communication links to the area are excellent with the M25 giving access to London and the motorway network (access via junction 8 Reigate or junction 9 Leatherhead), whilst Epsom, Leatherhead and Dorking have mainline stations providing regular services to London Waterloo and Victoria. The general area is famous for its outstanding countryside, with breath-taking views which can be enjoyed from Box Hill viewpoint and even hosted the Olympic Cycle race in 2012. In addition, the Denbies Estate (England's largest vineyard) is situated at the bottom of Box Hill offering further walks and recreational facilities.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD. Agents

Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



## Ashurst Drive, KT20

Approximate Gross Internal Area = 196.7 sq m / 2117 sq ft  
 Garage = 24.9 sq m / 268 sq ft  
 Workshop / Garden Office = 19.2 sq m / 207 sq ft  
 Total = 240.8 sq m / 2592 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1203963)



### COUNCIL TAX BAND

Tax Band E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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