



Jackie Quinn
estate agents

16 Hillside Road, Ashtead

Guide Price **£1,575,000**

A beautifully presented five-bedroom detached family home, offering spacious and versatile living accommodation, complemented by a stunning south facing rear garden complete with a covered BBQ area, summer house, and hot tub.

Situated on a highly sought-after and peaceful residential road, within easy reach of Ashted Village and Ashted mainline station, this impressive home combines generous proportions with stylish, contemporary living.

The property opens into a spacious and welcoming entrance hall, featuring a downstairs cloakroom and excellent built-in storage. The heart of the home is the superb kitchen/breakfast room, comprehensively fitted with an extensive range of units, a central island, integrated appliances, and bi-fold doors opening directly onto the garden terrace – ideal for both everyday family life and entertaining.

There are three well-appointed reception rooms, including a bright living room and study to the front aspect, and a dining room to the rear with bi-fold doors leading onto the garden. A separate utility room provides additional practicality with convenient side access.

Upstairs, the first floor offers five bedrooms. The principal suite features bi-fold doors opening onto a private balcony overlooking the rear garden. There are two further double bedrooms, a single room and the fifth bedroom which is currently arranged as a dressing room and also benefits from direct access to the balcony. The spacious family bathroom is beautifully appointed with a freestanding bath, separate shower, double vanity unit, and separate WC, complemented by an additional modern shower room.

Externally, the south facing rear garden is a true highlight – immaculately maintained and predominantly laid to lawn, with a substantial terrace perfect for outdoor dining. The covered BBQ area creates a fantastic entertaining space, while the summer house with attached storage and hot tub add a luxurious finishing touch.

To the front, a large driveway provides ample off-street parking for multiple vehicles, framed by attractive planted borders.

Ideally positioned between Ashted Village and the mainline station, with regular services to London Waterloo and London Victoria in approximately 35–40 minutes, the property enjoys both convenience and connectivity. The area is also renowned for its excellent schooling options, with highly regarded state and



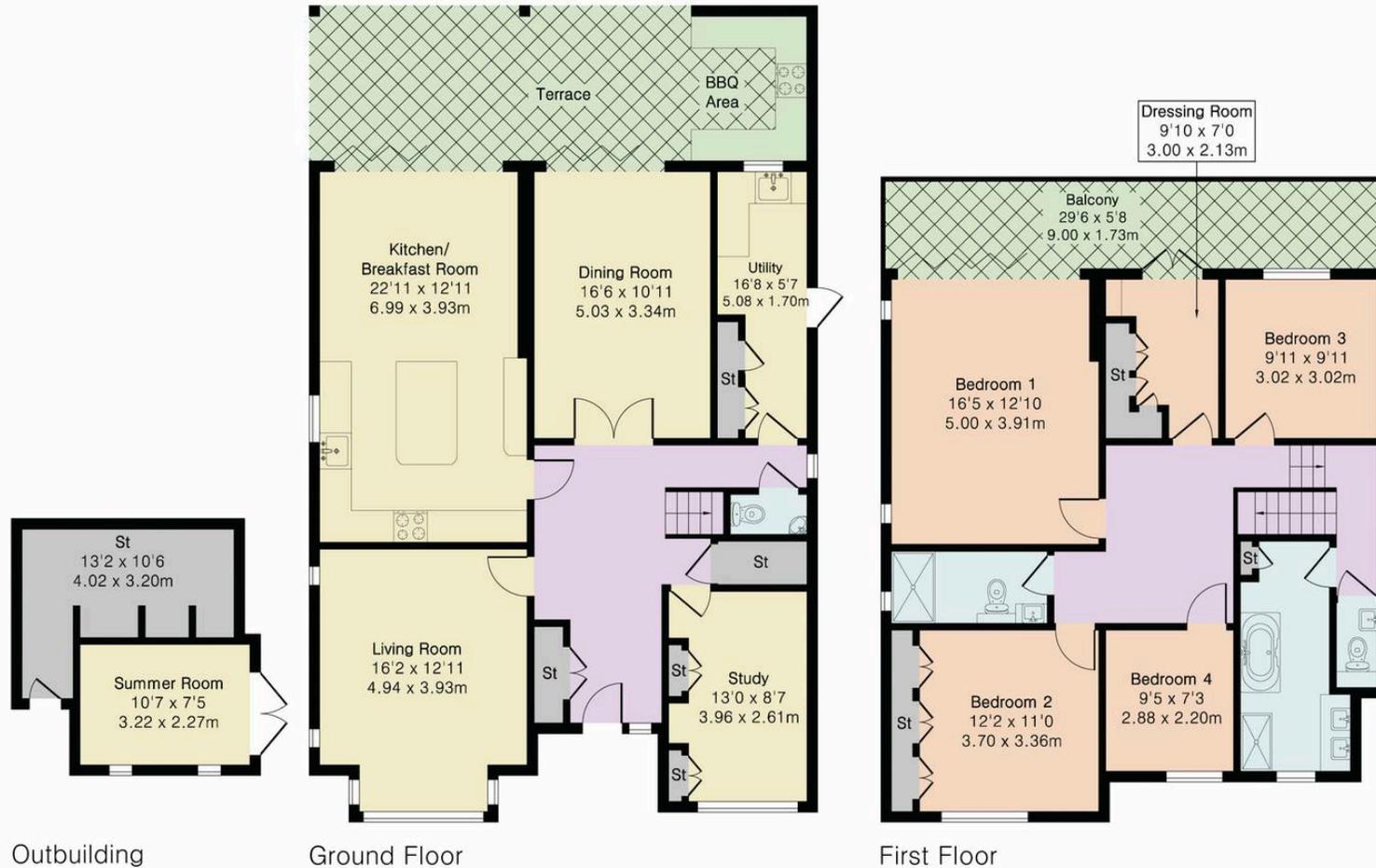


**Approximate Gross Internal Area 2076 sq ft - 192.9165 sq m
(Excluding Outbuilding)**

Ground Floor Area 1131 sq ft – 105.1127 sq m

First Floor Area 945 sq ft – 87.8038 sq m

Outbuilding Area 185 sq ft – 17.1950 sq m





Jackie Quinn Estate Agents

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