

Ashtead House, Surrey



Stunning Grade II listed Georgian Manor House, meticulously renovated
with extensive landscaped private grounds

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Restoration and Rejuvenation

Under the guidance of English Heritage, the 6,300 sq ft Georgian house has been extensively restored and remodelled, providing an elegant blend of historic architecture with contemporary living.

Features include a spectacular 35ft / 10.6m salon created from the original ballroom, a stunning renovated brick wine cellar, original 18th Century staircase, 6 bedrooms including an extensive master suite plus cinema room, games room and study.

The interiors are of the highest finishes, designed by Maurizio Pellizzoni, with bespoke Smallbone cabinetry, Gaggenau appliances, Italian marble and seamless technology integrated into every room.







A Haven of Tranquillity

Surrounded by mature trees including the oldest Tulip tree in the UK and complimented by topiary hedging and soft planting, the introduction of fountains and an extensive outdoor lighting system ensure a haven of peace and privacy.

The grounds cover 3.2 acres of landscaped gardens which have been extensively remodelled and are fully irrigated. Outdoor facilities include a fully equipped outdoor kitchen with Wolf appliances, multiple terraces and dining areas, a tennis court and games area with zip wire, 3 car garage plus parking for 4 further vehicles. Additionally there is a separate service entrance with parking for 3 vehicles.



Location

Situated in one of the most prestigious areas of Surrey yet only 35 minutes to central London, with close proximity to both Heathrow and Gatwick airports.

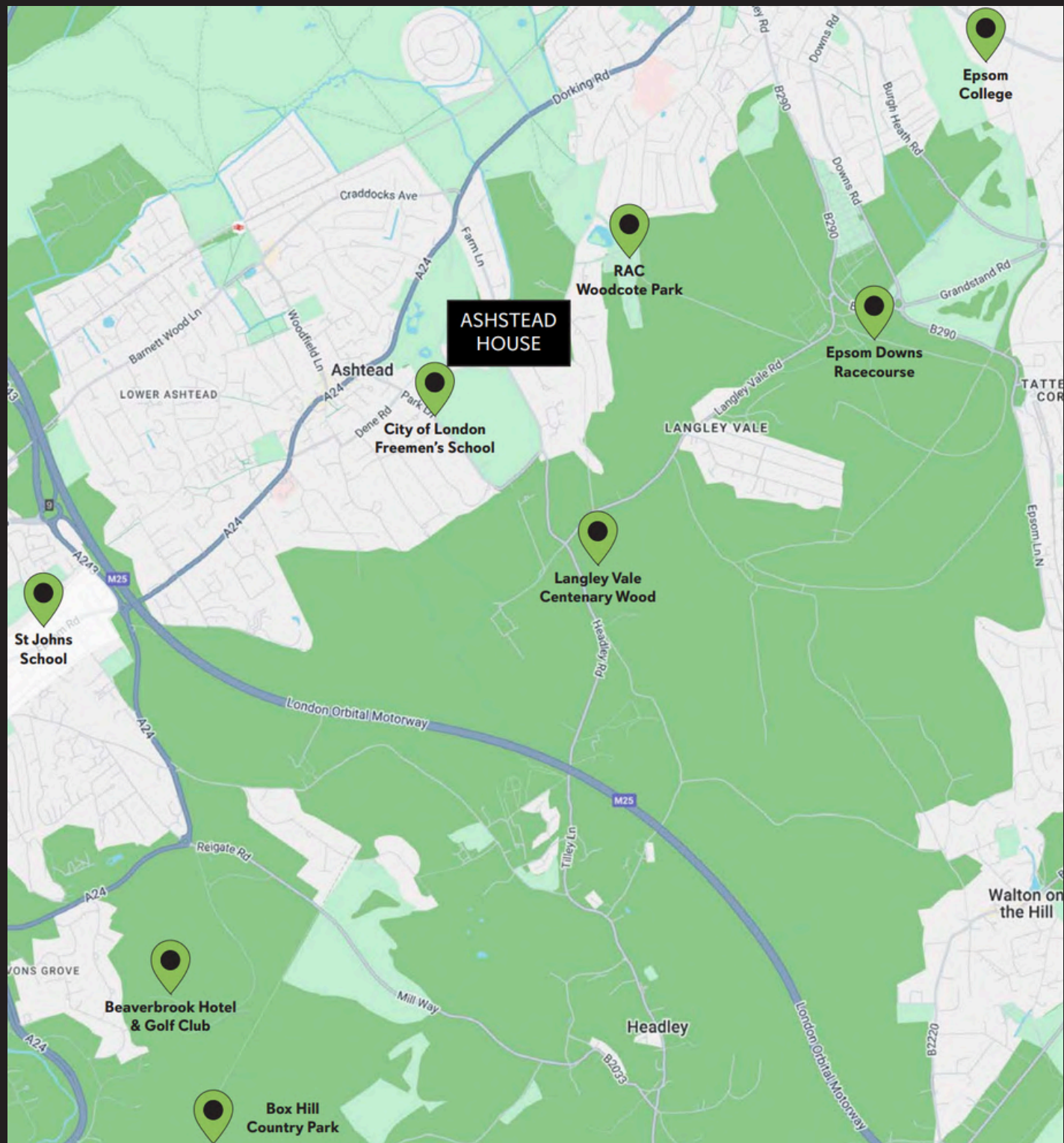
World class local amenities include:

LEISURE:

- RAC Woodcote Park - 0.5 miles
- Langley Vale Centenary Wood - 0.7 miles
- Epsom Downs Racecourse - 1.3 miles
- Beaverbrook Hotel & Golf Club - 2.5 miles
- Box Hill - 4 miles

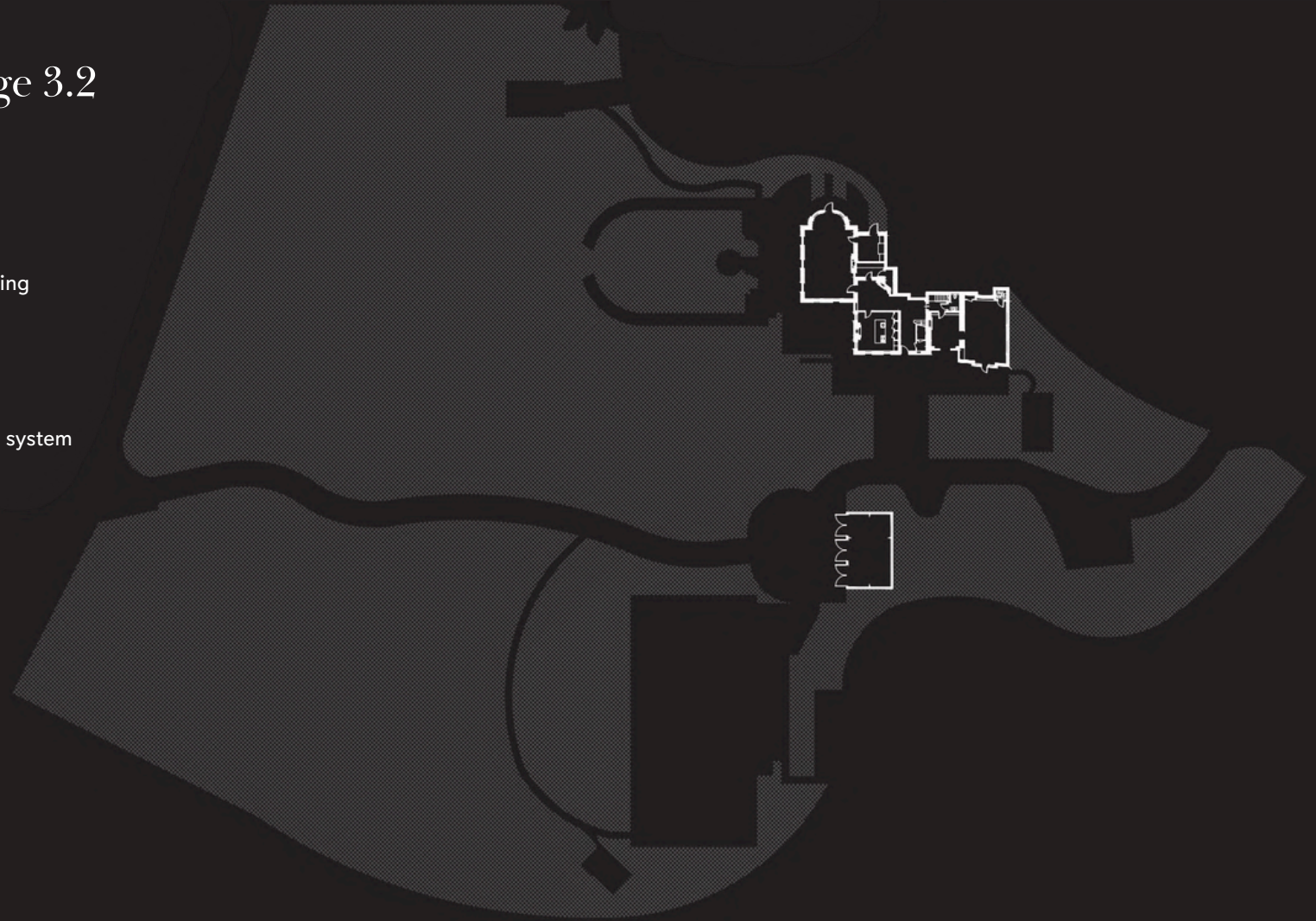
EDUCATION

- City of London Freeman's School - 0.2 miles
- Epsom College - 2 miles
- St John's School - 2 mile



Approximate Acreage 3.2

- 3.2 acres of landscaped grounds
- Outdoor kitchen
- 3 car garage plus additional parking
- Separate service entrance plus parking
- Multiple terraces / dining areas
- Fountains / water features
- Tennis court
- Games area including zip wire
- Extensive external lighting via smart system
- Full irrigation system



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential). Not drawn to scale unless stated. 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.

Total = 584.7 sq m / 6,294 sq ft

- Extensive salon / drawing room
- Original 18th Century staircase
- Master bedroom suite with dressing room and ensuite
- 5 further bedrooms
- 4 further bathrooms plus a separate WC
- Studio with kitchenette
- Original brick wine cellar plus a second wine cellar
- Games room
- Cinema room
- Study
- Underfloor Heating
- Rako lighting
- Planning permission for 500 sq ft orangery



Approximate Area - 535 sq m / 5,759 sq ft Triple Garage - 49.7 sq m / 535 sq ft Total = 584.7 sq m / 6,294 sq ft
(Including Limited Use Area 11.6 sq m / 125 sq ft and Excluding Voids)

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