



Harriotts Lane, Ashted

The **PERSONAL** Agent

Guide Price £1,200,000

Freehold

- Heart of the favoured 'Lanes area'
- 2686 Sq. Ft detached family home
- Cleverly extended & tastefully presented
- Three reception rooms
- Kitchen/dining/family room
- Dressing room & ensuite shower room
- Beautiful family bathroom
- Four generous double bedrooms
- Large frontage, driveway & garage/workshop
- South/Westerly facing wrap around garden



A fantastic opportunity to acquire this imposing detached family home situated within a rarely available residential road in the heart of the sought after and favoured 'Lanes' area. The property enjoys easy access to Ashted village high street, the railway station and is in the catchment area for many outstanding local schools.

This cleverly extended home sits centrally on its plot of 0.17 of an acre and offers generous and flexible accommodation, with an impressive layout that is perfect for entertaining, social occasions and most importantly, day to day family life. In short, the property itself mirrors the superb location.

Over their years here, the current owners have updated and extended the property to create this impressive and spacious family home that still provides plenty of opportunity to place your own stamp on it, enhance and update or even extend further if required STPP.

The property benefits from three great reception rooms, so there's ample flexible space, but the real star of the show is the drawing room which was formally the billiards room and is just an incredible space within its own right and the perfect party room.

The ground floor is completed by a kitchen/dining room with direct access to the garden and a downstairs cloakroom whilst the impressive accommodation continues upstairs with the principal bedroom, updated ensuite shower room and dressing room, three further well proportioned double bedrooms and an impressive family bathroom.

The outside of the property doesn't disappoint either with a generous frontage providing parking for several cars, a well maintained wrap around rear garden that benefits from a South/Westerly aspect and the detached garage with attached workshop, which is just another big benefit.

Harriotts Lane is a popular and rarely available road within the ever favoured Lanes area of Ashted Village, with practicality never far away including the High Street & Craddocks shopping parade which both provide a plethora of local amenities and are within walking distance.

There are several highly rated state schools, including St. Andrews, St. Peters, as well as several excellent independent schools - St John's, City of London Freeman's, Downsend and Epsom College. Ashted train station provides frequent services to London Waterloo, London Bridge and Victoria. London Heathrow and Gatwick Airports are also easily accessible via junction 9 (Leatherhead) on the M25.

Sole agent.

Tenure - Freehold
Council tax band - G





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Total Area: 2375 SQ FT • 220.63 SQ M
 (Excluding Garage and Workshop)
 Garage Area: 199 SQ FT • 18.51 SQ M
 Workshop Area: 112 SQ FT • 10.37 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	
		61	76

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