



Barnett Wood Lane, Ashtead

The **PERSONAL** Agent

Asking Price £850,000

Freehold

- Stylish & modern family home
- Offering over 2000 Sq. Ft of space
- Four generous bedrooms
- Three bathrooms & d/s cloakroom
- 27ft x 16ft living/kitchen/dining room
- Separate play room / lounge
- Impressive detached garden room
- 90ft rear garden & allocated parking x 2
- Walking distance of Ashted station
- A short walk from Ashted Common



The Personal Agent are thrilled to present this beautiful family home that was built in 2016 benefits from over 2000 Sq. Ft of flexible and well appointed space.

Here at The Personal Agent we cannot think of any similar modern properties that offer quite as much space and style as this home, balanced with such a practical location, with Ashted Common on your doorstep but still in such easy reach of the centre of the Village.

This wonderful home enjoys flexible and bright accommodation and is presented to the market in excellent decorative order throughout. Arranged over three floors the property benefits from a welcoming feel as soon as you step through the front door. On the ground floor there are lots of stand out features but none more so that the 27ft x 16ft kitchen/dining/living room which is the perfect space for entertaining.

There is also a sizable play room to the front of the home that could easily be a cosy lounge if desired so there is lots of flexibility too. From a practical sense, the utility room and a downstairs cloakroom complete the ground floor.

On the first floor there are two large double bedrooms, both with built in wardrobes, the larger enjoys an ensuite shower room and there is a family bathroom on this floor too. The top floor offers two further double bedrooms both with access to another family shower room, ideal for guests or teenage children.

Outside there is a private and secluded 90ft rear garden with the impressive detached garden room which is currently being utilised as multi-functional space and there is also off street parking to the front of the property in the form of two allocated parking bays and an EV charging point.

Ashted is a highly sought after village located between Epsom to the North and Leatherhead to the South. Popular with commuters due to the excellent rail links, the village shops, restaurants and pubs are just a short walk away. Ashted Station provides regular rail links into London Waterloo and the M25 can be accessed at nearby Leatherhead.

Step out your front door and within a few minutes you are surrounded by hundreds of acres of woodland and the picturesque Ashted Common which links to Epsom Common with its popular green, public house and duck pond making it ideal for walking and cycling enthusiasts alike.

Tenure - Freehold
Council tax band - F







Barnett Wood Lane, Ashstead
Total Area: 196.8 m² ... 2011 ft²
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	

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