



**patrick
gardner**
RESIDENTIAL

62 Woodfield Lane, Ashted, KT21 2BS

Price Guide £1,100,000



- FIVE BEDROOM DETACHED HOUSE
- KITCHEN/BREAKFAST ROOM
- MODERN BATH & SHOWER ROOMS
- POTENTIAL TO CREATE AN ANNEX
- AMPLE DRIVEWAY PARKING
- GARAGE WITH INSPECTION PIT
- APPROX 0.2 MILES TO ASHTEAD STATION
- CLOSE TO AMENITIES
- EXCELLENT SCHOOLS CLOSE BY
- NO ONWARD CHAIN

Description

Patrick Gardner are pleased to present this detached family home offering flexible accommodation and an ideal opportunity to create an annex if required. The property is situated approx 350m from the mainline station and 150m from shops at Craddocks Parade.

The front door opens to a bright and inviting entrance hall featuring stairs to the first floor. The double aspect dining room provides ample space for entertaining and benefits from French doors opening to the kitchen. The kitchen offers a range of wall and base cabinets with integrated oven, halogen hob with extractor over, space for American style fridge/freezer and breakfast table and chairs. A further door leads to the conservatory.

The generous lounge features an attractive bay window providing plenty of natural light. Completing the downstairs accommodation are a snug/playroom and utility room featuring cabinets, sink and space for washing machine. The ground floor is served by a shower room with w.c. and basin.

The first-floor benefits from a bright galleried landing leading to five bedrooms four of which are doubles and three benefiting from built in wardrobes. These are served by a family bathroom with white suite and atmospheric lighting together with a further shower room. Solid oak flooring features throughout most of the property.

Outside, the garden is mostly laid to lawn featuring a patio seating area and summer house. The sizeable gravel driveway and garage provide space for multiple cars.

Situation

Ashted village centre has a large selection of independent retailers offering an excellent choice of everyday shopping facilities and services in the local community. In addition, doctors surgery, dentists and Library are all within walking distance of the property.


Ashted mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to the motorway network and both Heathrow and Gatwick airports.

There are many well considered schools to hand in both the private and state sector including St Andrew's secondary, St. Peter's Primary, The City of London Freeman's School in nearby Ashted Park and St John's School in Leatherhead.

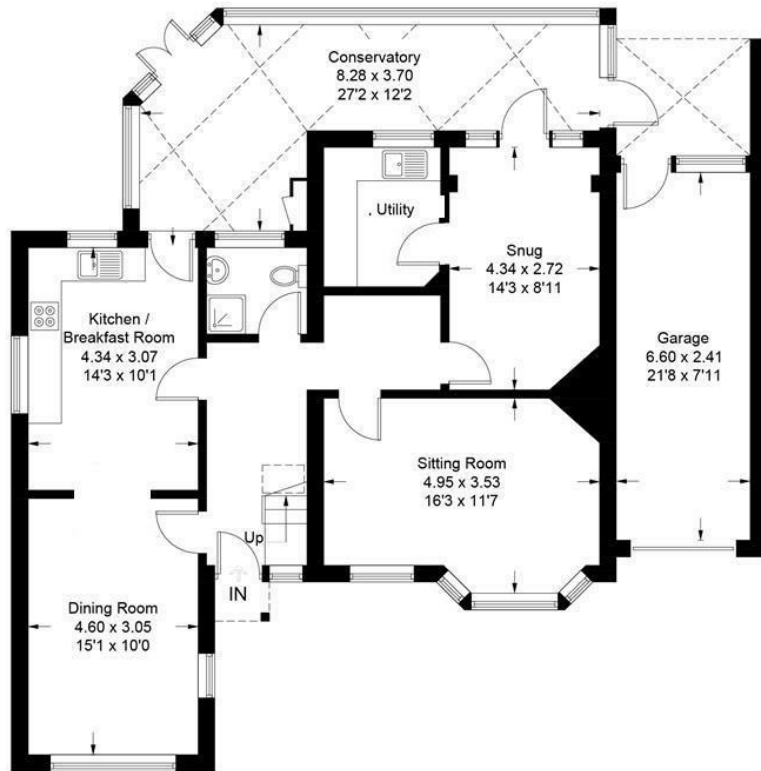
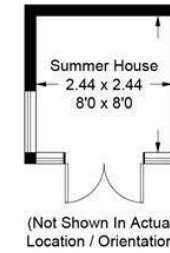
There is a choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead. The vast open countryside surrounding the village gives ample opportunity to enjoy cycling, horse riding and a variety of walks.

Tenure	Freehold
EPC	E
Council Tax Band	F

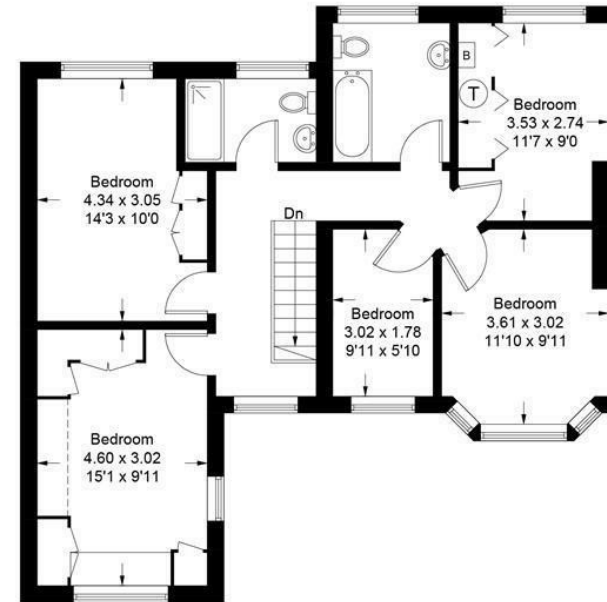


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 176.9 sq m / 1904 sq ft
Garage = 16.0 sq m / 172 sq ft
Summer House = 6.0 sq m / 64 sq ft
Total = 198.9 sq m / 2140 sq ft



Ground Floor



First Floor

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 decisions reliant upon them. (ID993273)

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66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 Email: ashted@patrickgardner.com
www.patrickgardner.com

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