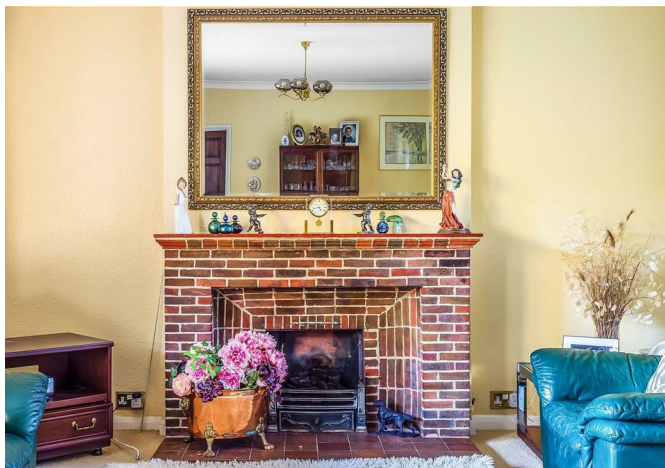




patrick
gardner
RESIDENTIAL

8 Oak Way, Ashted, Surrey, KT21 1LQ

Asking Price £965,000



- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- CLOAKROOM & UTILITY AREA
- DOUBLE GARAGE
- NO ON-GOING CHAIN

- TWO SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- SECLUDED REAR GARDEN
- AMPLE DRIVEWAY PARKING
- SCOPE FOR FURTHER IMPROVEMENT

Description

Located in an enviable residential location just one mile from Ashted station is this detached character home, representing a superb opportunity to re-design, improve and extend (STPP) if desired. Offered with no-ongoing chain.

The lateral living accommodation comprises welcoming entrance hall with storage cupboards, kitchen/breakfast room leading to a utility area and cloakroom. Two separate reception rooms with Parquet flooring benefit from access out to the rear garden.

Three bedrooms, two with built-in wardrobes are served by a generous family bathroom boasting both a bath and freestanding shower.

The secluded rear garden with mature screening, flower beds and fruit trees has been lovingly maintained. There is also a patio which leads to side access and rear access to the double garage. The front garden is mainly laid to lawn with driveway leading to a courtyard area providing parking for several cars adjacent to the double garage with one electric up and over door.

Situation

This sought-after residential road is approximately a mile from the Village of Ashted's wide choice of well-regarded shops, sociable cafe's, pubs and restaurants, with more comprehensive facilities found equidistant in Epsom and Leatherhead towns.

Ashted's commuter station provides frequent services to London Bridge, Waterloo and Victoria. Direct buses to Epsom and Leatherhead connect to the wider bus network as does the nearby M25 to the nationwide motorway network.

Highly regarded local state and private schools are located nearby including The City of London Freeman's, Rosebery School for girls, St Andrews and St John's Secondary Schools, with The Greville and Downsend Primary Schools and St Giles infants school, to name but a few.

Acres of unspoilt open countryside include Ashted Park & Common, providing an ideal setting for walks, runs, & riding pursuits. Leisure facilities nearby include Ashted's cricket & bowls club, a squash club, the RAC Country Club at Woodcote Park, Tyrrells Wood Golf Club in Leatherhead.

Tenure

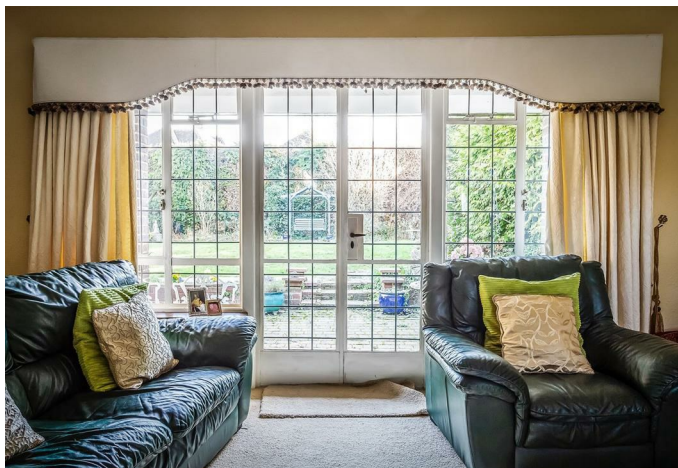
Freehold

EPC

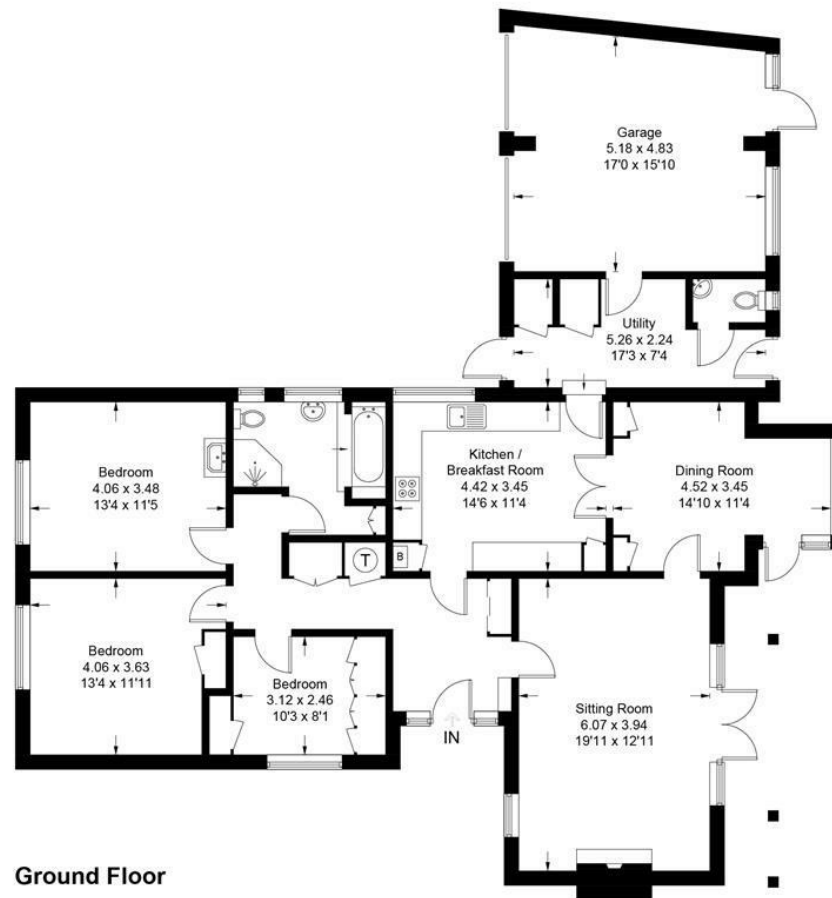
D

Council Tax Band

G



Approximate Gross Internal Area = 155.2 sq m / 1670 sq ft
(Including Garage)



Ground 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. (ID1038580)
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