



56 Skinners Lane, Ashted, KT21 2LY

Price Guide £850,000



- DETACHED CHARACTER HOME
- OPEN PLAN KITCHEN/FAMILY ROOM
- FOUR BEDROOMS
- REAR GARDEN
- 0.86 MILES TO MAINLINE STATION
- TWO SEPARATE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- SOUTH WESTERLY ASPECT
- NO ON-GOING CHAIN

## Description

A rare opportunity to purchase this detached character family home Located in one of Ashtead's sought after 'Lanes' which has been lovingly refurbished and extended by the current owners whilst retaining some period features.

The property is approached by an enclosed front garden with mature shrubs and flower borders. A striking entrance hall leads to a shower room and useful under stair storage. The inviting living room features a period fireplace and plantation style blinds to the front bay window and flows to the dining room, also with a period fireplace. A step down from the dining room leads to a bright extended contemporary kitchen/family room with a range of storage units and integrated appliances including; an electric hob, double oven, dishwasher, washing machine and upright fridge/freezer, ideal for entertaining.

The first floor landing provides access to the loft and all bedrooms. The principal bedroom boasts fitted storage cupboards and a feature bay window. There are three further bedrooms which are served by a superb family bathroom with white suite comprising bath with hand shower attachments, w.c and wash hand basin.

Outside. The delightful landscaped rear garden features a spacious raised deck, ideal for BBQ's & enjoying the south westerly aspect, with the remainder mainly laid to lawn with shrub and flower borders along one side. The garden also benefits from a storage shed, and side access to the front.

## Situation

Located in the popular 'Lanes' area of Ashtead and situated conveniently for the village which has excellent local shopping facilities with a great choice of independent retailers including butcher's, greengrocers, bakers and the M & S food hall.

Public transport is easily accessed with bus routes and main line station which provides services to Waterloo, London Bridge and Victoria within walking distance. Junction 9 of the M25 is within two miles of Ashtead linking Heathrow and Gatwick Airports and the major national motorway network.

Many well considered schools are close at 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 Ashtead Park and St John's School in Leatherhead.

The area enjoys a wealth of open unspoilt countryside much of which is National Trust and Green Belt providing ideal open spaces for country walks, riding and cycling. There is a vast choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms, guiding and scouting groups and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead.

**Tenure**

Freehold

**EPC**

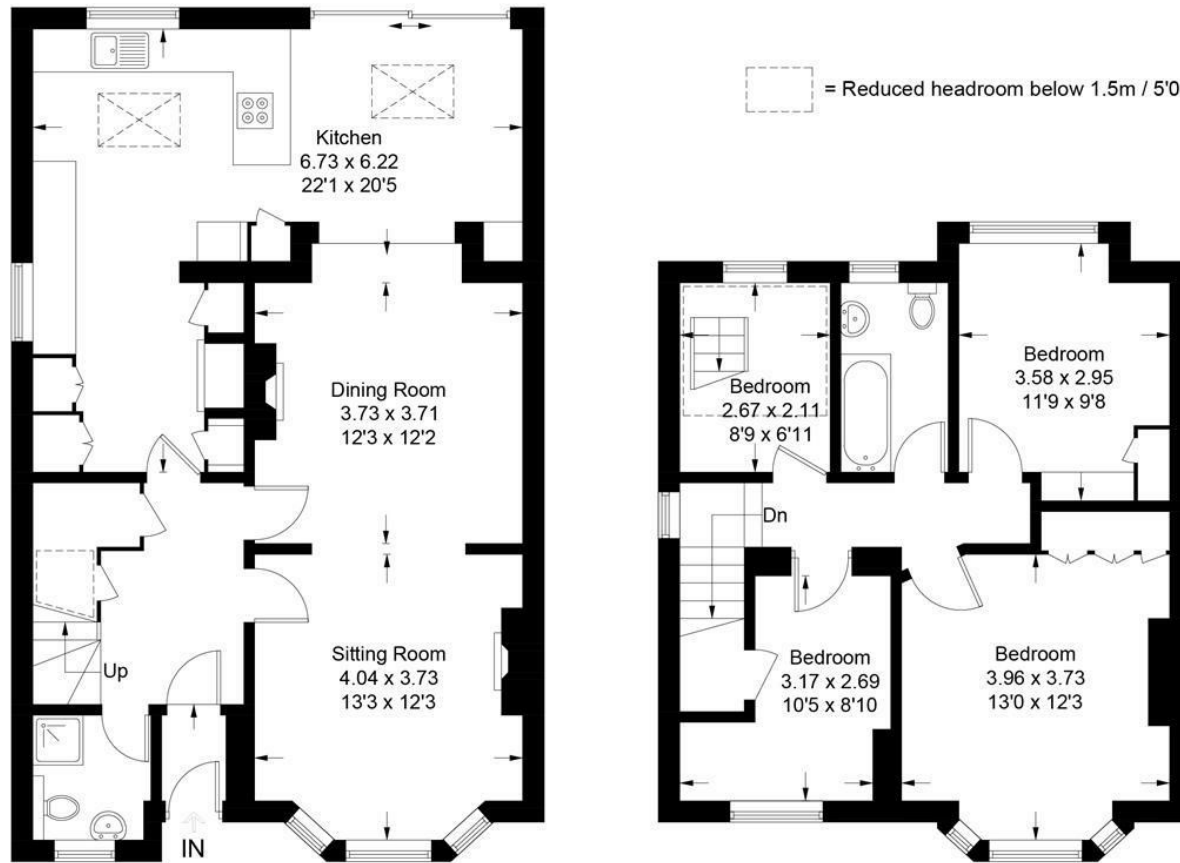
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**Council Tax Band**

F



Approximate Gross Internal Area = 128.4 sq m / 1382 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. (ID1066294)

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