



**patrick  
gardner**  
RESIDENTIAL

7, Clarendon Mews Parkers Lane, Ashted, Surrey, KT21 2AL

Guide Price £547,000





- ATTRACTIVE MEWS STYLE HOME
- FULLY INTEGRATED KITCHEN
- SOUTH EASTERLY PRIVATE COURTYARD
- PARKING SPACE & VISITOR PARKING
- SHORT WALK TO SHOPS & BUS STOP
- TWO BEDROOMS & TWO BATHROOMS
- VAULTED CEILING SITTING/DINING ROOM
- IDEAL LOCK UP AND LEAVE/ DOWNSIZE
- GATED COMMUNITY LIVING
- NO ON-GOING CHAIN



## Description

A superb opportunity to purchase an attractive, versatile mews style home located within the sought after gated development of Clarendon Mews just a short walk away from independent retailers nearby on The Street. The property makes for an ideal downsize, although is not age restricted, or lock up and leave and comes with the added benefit of vacant possession.

The front door leads to a good size entrance hall with under stair storage and into a spacious, stylish open plan reception space with a vaulted ceiling and double doors that lead out onto a secluded patio courtyard garden. The rear reception space is complemented by a guest bedroom / study /second reception room which overlooks the front of the property and is served by a ground floor family bathroom. The kitchen is fully integrated and includes plenty of work surfaces, cupboards for storage and space for a small breakfast table.

The first-floor benefits from a galleried landing that overlooks the reception space and leads to a generous principal bedroom with en-suite shower room facility.

The property also benefits from a communal gated entrance, an off-street car parking space, visitors parking, communal grounds and outside lighting.

## Situation

The property is situated in a convenient location for an easy walk into Ashted village with it's wide range of superb independent retailers. Leatherhead and Epsom town centres nearby offer even more comprehensive shopping facilities.

Excellent train services at Ashted's popular commuter station nearby provide services to London Bridge, Waterloo and Victoria.

Highly regarded local schools, can be found a short walk away including Downsend School, St Andrews and West Ashted to name but a few.

The area abounds with a wealth of unspoilt greenbelt. Countryside pursuits nearby include mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are within easy reach.

## Tenure

Freehold

## EPC

C

## Council Tax Band

F

## Maintenance

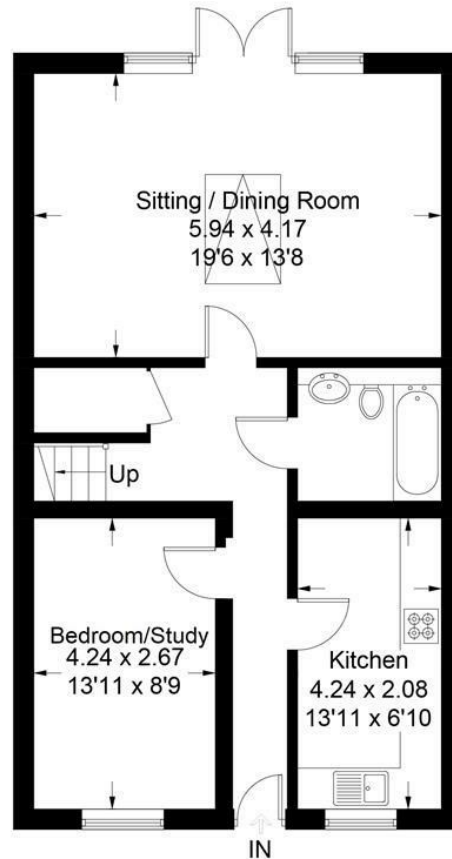
£379.27 payable every 6 months to

## Charge

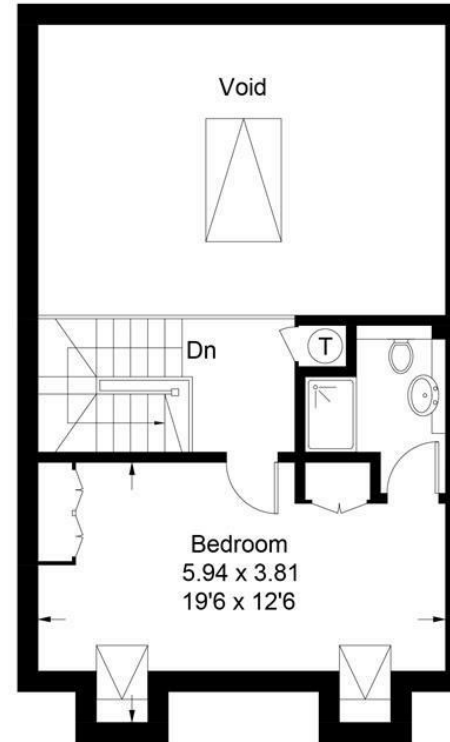
management company for management of grounds. Reviewed annually.



Approximate Gross Internal Area = 95.8 sq m / 1031 sq ft  
(Excluding Void)



**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. (ID1079253)  
www.bagshawandhardy.com © 2024

66 Tudor House, Ashted, Surrey, KT21 1AW  
Tel: 01372 271880 Email: [ashted@patrickgardner.com](mailto:ashted@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

