



11 Caenwood Road, Ashted, Surrey, KT21 2JA

Asking Price £475,000



- CHARACTER COTTAGE
- EXTENDED BY CURRENT OWNER
- TWO GOOD SIZED BEDROOMS
- OPEN PLAN LIVING
- MODERN KITCHEN/BREAKFAST ROOM
- BACKING FIELDS
- BIFOLD DOORS ONTO PATIO
- CLOSE TO ASHTEAD STATION
- LOCAL AMENITIES CLOSEBY
- GARAGE TO REAR

## Description

Situated in a residential road just 0.9 miles away from Ashted mainline station and backing fields to the rear, is this two bedroom character cottage which has been extended by the current owner to provide a wealth of open plan living accommodation.

A Pathway leads to front door which opens into the lounge/dining room benefiting from plenty of natural light. The through room provides ample space for relaxing and entertaining and leads seamlessly into the kitchen. The kitchen features a range of wall and base units providing plenty of storage and benefits from integrated appliances and a separate island/breakfast bar, complemented by bi-fold doors onto the patio.

The first floor features two good size bedrooms, the principal benefiting from built in storage. Both rooms are served by the family bathroom featuring a corner bath, w.c. and wash hand basin.

Outside the rear garden is mostly laid to lawn with established borders and paved patio area and a garden shed for storage. To the front the garden is fenced with a range of shrubs and path to the front door. The property also benefits from its own garage which is accessed via an access road to the rear of the property.

## Situation

Conveniently situated within a short walk of excellent local shops, mainline station and local bus routes. Acres of open Green Belt Countryside are also close by, as is Ashted main line station which provides fast and frequent services to Waterloo (42 mins) & Victoria.

Ashted Village provides excellent shopping facilities including an M & S Foodhall alongside an impressive range of independent retailers, complemented by the towns of Epsom & Leatherhead, both only a few miles away.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There are many well considered schools to hand for children of all ages including the 'outstanding' Barnett Wood Infant School.

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.

**Tenure**

Freehold

**EPC**

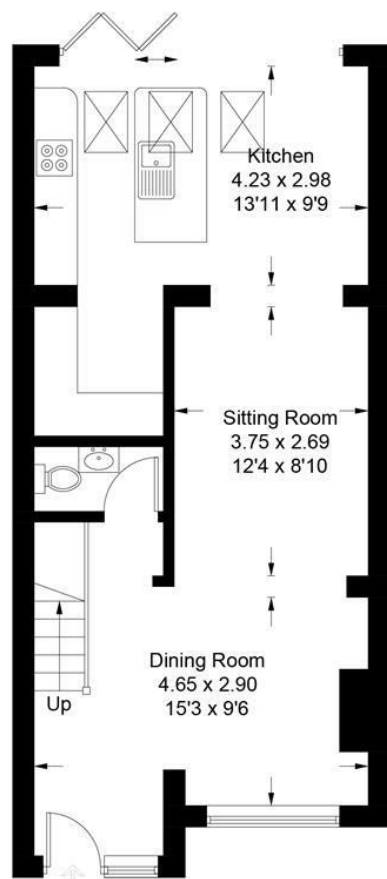
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**Council Tax Band**

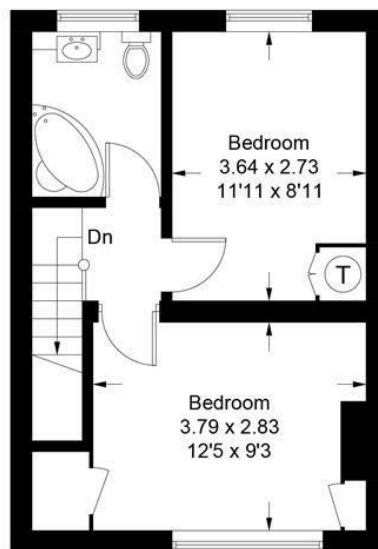
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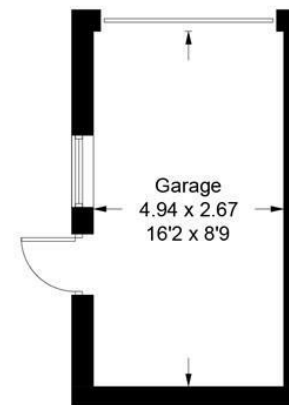
Approximate Gross Internal Area = 82.2 sq m / 885 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 95.4 sq m / 1027 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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. (ID1080655)

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