



Mill Bank Cottage, 7 Park Lane, Ashted, Surrey, KT21 1DW

Asking Price £1,465,000



- DETACHED FAMILY HOME
- KITCHEN/FAMILY/BREAKFAST ROOM
- 5 DOUBLE BEDROOMS
- LANDSCAPED FAMILY GARDEN
- WALKING DISTANCE FROM AMENITIES
- TWO RECEPTION ROOMS
- UTILITY ROOM & W.C
- IMPRESSIVE PRINCIPAL BEDROOM SUITE
- DOUBLE GARAGE & AMPLE PARKING
- WALK TO CITY OF LONDON FREEMEN'S SCHOOL

## Description

The front door, covered by a storm porch, opens into the central hallway with most receptions off. The triple aspect living room boasts French doors to the garden and a feature fireplace. The striking kitchen/family/breakfast room opens through to a conservatory, offering an ideal space for entertaining all year round. The kitchen has a range of wall and base units, ample worktop space, a coordinated breakfast bar, a built in Miele dishwasher, 5 ring gas hob, Siemens oven, microwave and warming drawer in addition to space for a freestanding fridge freezer and ample space left for a family dining table. The ground floor also features a utility room with space for white goods, a toilet and a good size study/family or playroom.

To the first-floor there are four double bedrooms, the principal boasting a vaulted ceiling with ample room for a range of freestanding furniture and a contemporary en-suite and the second bedroom enjoying an en-suite. The family bathroom has been carefully considered with a focal bath creating an indulgent space to relax. The 2nd floor boasts a large bedroom, currently used as a luxury playroom.

Outside the family garden enjoys much privacy with a private woodland to one side and is enclosed by a feature wall and panel fencing. This mature garden has been beautifully designed for entertaining and relaxation with a large patio area, a neat lawn, play area, a secluded space for a hot tub complete with a family shed and rear garage access. There are gates to both sides of the house leading to ample driveway parking and the double garage, with electric up and over door.

## Situation

The property is located in one of Ashted's most prestigious addresses on the south side of Ashted Village, just a short walk away from local independent village shops in The Street and a wide range of amenities.

First class schooling within easy walking distance includes the highly regarded St Giles Primary and The City of London Freeman's Schools.

Excellent train services at Ashted mainline station serve London Waterloo, Victoria and London Bridge. Access to Junction 9 of the M25 is within two miles of Ashted linking Heathrow & Gatwick airports and the national motorway network.

Nearby within walking distance the area abounds with a wealth of Greenbelt. Countryside pursuits include easy access for mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are nearby as are churches of various denominations.

**Tenure**

Freehold

**EPC**

C

**Council Tax Band**

TBC



Approximate Gross Internal Area 2531 sq ft – 236 sq m  
 Ground Floor Area 1224 sq ft – 114 sq m  
 First Floor Area 999 sq ft – 93 sq m  
 Second Floor Area 308 sq ft – 29 sq m



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