



62 Skinners Lane, Ashted, KT21 2LY

Asking Price £675,000





- RARELY AVAILABLE EDWARDIAN COTTAGE
- KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS
- GARDEN WITH SIDE ACCESS
- IDEAL LOCATION FOR FIRST CLASS SCHOOLING
- DUAL ASPECT LIVING ROOM
- UTILITY AREA & CLOAKROOM
- FAMILY BATHROOM WITH SHOWER
- GARAGE/STORE TO THE REAR
- EASY REACH OF THE VILLAGE & STATION

## Description

The property is approached via the front garden with mature hedge & path leading to the front door with bright entrance hall with understair storage space beyond.

The dual aspect sitting room offers ample space for both a relaxed seating area and a dining area, featuring wooden shutters to the bay window and patio door. The kitchen/breakfast room features space for a dining table over looking the garden, ample wall and base units with built in; double oven, gas hob with extractor over and space for a dishwasher & washing machine. Doors to the garden and a utility area complement this space. A toilet completes the ground floor accommodation.

The galleried first floor landing has views over the front aspect & offers access to the boarded loft. Three double bedrooms, two over looking the rear aspect and one the front, provide ample space for a choice of freestanding furniture. These bedrooms are served by a family bathroom with both a freestanding shower and bath, with a Velux window to the side aspect.

Outside. The delightful enclosed rear garden features a range of plants, a neat lawn, a patio, flower beds and a decked area beside the garage/store area. Conveniently there are both a side and rear access gates. The garage/store area offers buyers the ideal possibility to create a home office S.T.P.P. In all the garden extends to some 40' with a westerly aspect.

## Situation

Located in the popular 'Lanes' area of Ashted 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 highly regarded M & S food hall.

Public transport is easily accessed with both bus routes and the main line station which provides services to Waterloo, London Bridge and Victoria, within walking distance.

The area generally abounds in 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.

Junction 9 of the M25 is within two miles of Ashted linking Heathrow and Gatwick Airports and the major national motorway network.

There are many well considered schools to 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 Ashted Park and St John's School in Leatherhead.

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	D
Council Tax Band	E





Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft  
 Garage = 15.0 sq m / 161 sq ft  
 Total = 118.6 sq m / 1276 sq ft



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. (ID1130599)

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