



Forge Cottage, 11 Blacksmith Close, Ashted, Surrey, KT21 2BD

Offers Invited £750,000





- OVER 400 YEARS OLD
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- WALLED LANDSCAPED GARDEN
- CLOSE TO AMENITIES
- GRADE 2 LISTED CHARACTER COTTAGE
- TWO BATHROOMS
- SPACIOUS LIVING AREA
- SINGLE GARAGE & PARKING
- LAST SOLD OVER 30 YEARS AGO



## Description

Understood to be the oldest cottage in Ashtead, built around 1580, Forge Cottage is a character home with a rich history and is situated in a small cul-de-sac within the heart of this ever popular village. Having been under loving family ownership since 1994 the rare opportunity has arisen for this home to be owned and cherished by a new family.

A herringbone paved pathway leads to an enclosed porch and through to a substantial reception hall with space for seating or perhaps a study area with a stylish spiral staircase to the 1st floor. There is an impressive triple aspect living space with ample room for a dining, study and lounge areas. This large 'L' shaped room boasts an Inglenook fireplace, stylish built-in storage units, patio doors with views over the garden and part vaulted ceiling. The kitchen has space for a breakfast table and ample wall and base units with space for a range of white goods, complemented by coordinated worktops over and a rear lobby with built-in storage, leading to the garden.

The principal bedroom is on the ground floor and benefits from an en-suite shower room and ample space for freestanding furniture. On the first floor there are two further bedrooms, both double in size, featuring built-in wardrobes. One of these rooms is 17'3 in length, dual aspect and includes a handy wash sink with a concealed ensuite toilet and shower off. A further spiral staircase leads to the family bathroom on the second floor.

Outside the courtyard style walled rear garden has been hard landscaped for ease with a feature pond, surrounded by mature planting for interest. There is also a parking space and a single garage which can be accessed via the garden or to the front of the plot.



## Situation

The property is situated in this highly desirable cul-de-sac within a short walk of the village on the south side of Ashtead Village which has a wide variety of local independent village shops.

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.

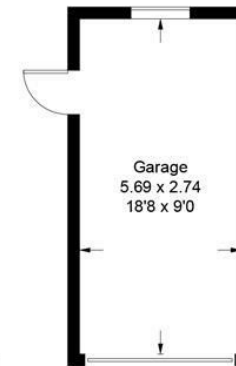
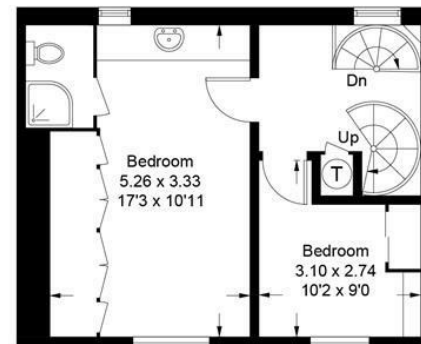
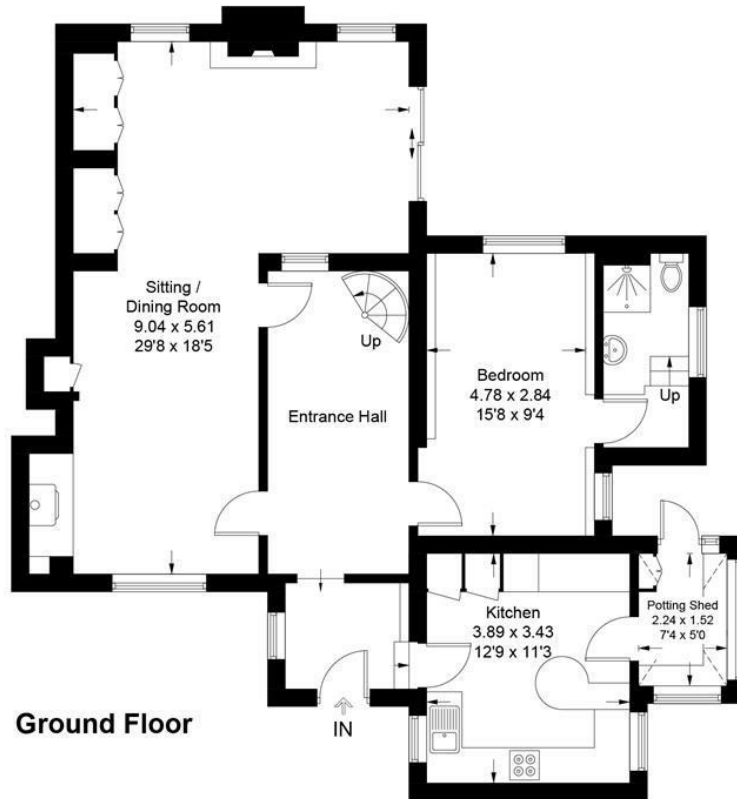
First class schooling within easy walking distance includes the highly regarded St Giles Primary and The City of London Freeman's Schools.

Excellent train services at Ashtead mainline station serve London Waterloo, Victoria and London Bridge.

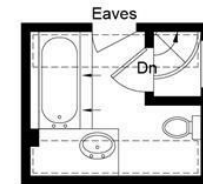
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	F

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 139.9 sq m / 1506 sq ft  
Garage = 15.7 sq m / 169 sq ft  
Total = 155.6 sq m / 1675 sq ft



(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. (ID1162592)  
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