



126 The Street, Ashted, Surrey, KT21 1AL

Price Guide £429,950



- PERIOD SEMI-DETACHED HOUSE
- COTTAGE STYLE KITCHEN
- THREE BEDROOMS
- VENDOR SUITED
- VILLAGE LOCATION
- CHARACTERFUL LOUNGE/DINER
- SEPARATE UTILITY ROOM
- BATHROOM WITH SEPARATE SHOWER
- COMBI-BOILER & DOUBLE GLAZING
- WALKING DISTANCE OF ASHTEAD STATION

Description

This characterful cottage style home is located in a convenient position within the desirable village of Ashtead.

Accessed via a gated front garden, steps lead up to the front door. Once inside the character of this home greets you in the main living space. There is a working fireplace with built-in storage to one side, timber floors and charming beams overhead, with room for a range of freestanding furniture. The cottage style kitchen over looks the courtyard garden and has; electric under floor heating, a range of wall and base units, a butlers sink, space for a range cooker, with extractor over and complementary worktops. A separate utility room provides space for further white goods and direct access to the garden. From the living room, stairs with neat built-in shelving and a cupboard housing boiler under, lead to the first floor.

On the first floor there are three bedrooms, the principal with a built-in wardrobe and stylish shutters. There is also access to an insulated loft, not boarded by the current owner but benefitting from a light. A family bathroom with separate shower serves the property and is located on the ground floor.

Outside there is an enclosed south easterly courtyard garden with space for storage and alfresco dining in the summer months. There is a side gate from the garden leading onto a neighbours private car parking area.

Please note there is no allocated parking with this home but residents permits are available via the Mole Valley District Council for a choice of local public car parks along with on-road parking on Ashtead high street.

Situation

This highly desirable location is situated within the centre of village, offering a mix of local independent retailers plus Marks & Spencer Food Hall, providing an excellent choice of everyday shopping facilities.

Local schooling including the renowned City of London Freeman's and St. Giles Infant School, are both within a short walk of the property.

The tranquil Ashtead Park and ponds are nearby, ideal for leisurely walks. In addition, churches, sports clubs, doctors surgery and Library are also available locally. Close by footpaths lead to Ashtead woods, with onward country walks to Headley Heath, Epsom Downs, Box Hill, and the Surrey Hills, designated an Area of Outstanding Natural Beauty.

Ashtead mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to and both Heathrow and Gatwick airports.

The area is surrounded by Greenbelt countryside, ideal for mountain biking, rambling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country club at Woodcote.

Tenure

Freehold

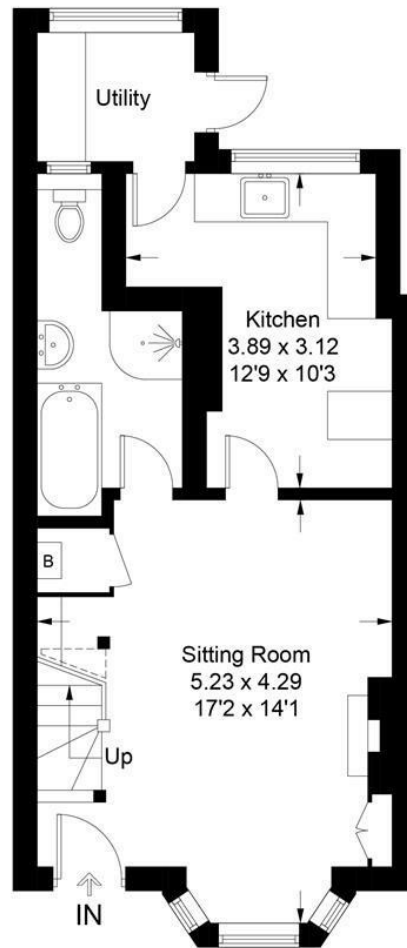
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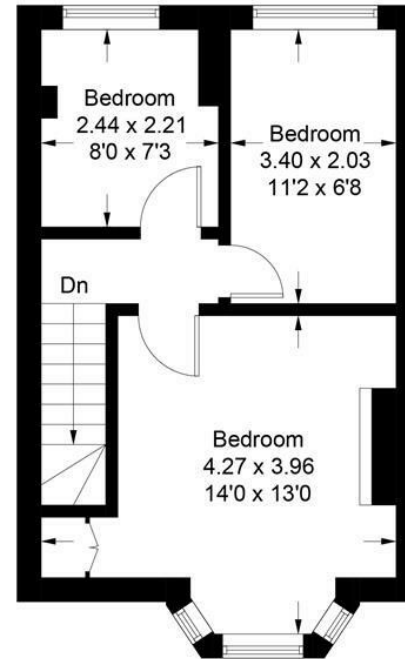




Ground Floor

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft

 = Reduced headroom below 1.5m / 5'0



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. (ID1165269)
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