



49 Ottways Lane, Ashted, Surrey, KT21 2PS

Asking Price £950,000





- DETACHED CHARACTER HOME
- TWO SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- GENEROUS REAR GARDEN
- GARAGE
- IDEALLY LOCATED FOR LOCAL SCHOOLS
- KITCHEN & UTILITY AREA
- FAMILY BATHROOM
- SUNNY ASPECT
- DRIVEWAY PARKING



## Description

An attractive detached period home within the popular 'Lanes' area of Ashted benefitting from a generous sunny garden and scope for extension (stpp) whilst being ideally located for local schools.

A substantial front door, surrounded by shrubbery, leads through to an entrance hall with under stairs storage and cloakroom. A kitchen/breakfast room with ample storage cupboards and built-in double oven is complemented by a utility area and side door. An adjacent double aspect dining room enjoys views over, and access out to the garden through sliding patio doors. A separate double aspect living room with bay window and feature open fireplace completes the ground floor accommodation.

A turning staircase, with feature window leads to the first-floor landing, currently used as a relaxed seating area. The property benefits from two double aspect, double bedrooms with built-in storage and a third single bedroom, all served by a family bathroom with separate w.c. There is also a shelved airing cupboard with cylinder and immersion heater within.

The garden is a particular feature of this property enjoying a sunny aspect and extending to a maximum of approx 122ft. Mature trees and shrubs line the boundary creating a wonderfully private garden to enjoy along with two sheds ideal for storage. It also benefits from a patio and rear entry door to the garage. Side access leads to the front garden which provides space for several cars.



## Situation

Located in the favoured 'Lanes' area of Ashted and is within approximately 26 minutes walk to Ashted's mainline station with services to London Waterloo, London Bridge and Victoria. Junction 9 of the M25 is within easy reach providing access to Heathrow and Gatwick International Airports.

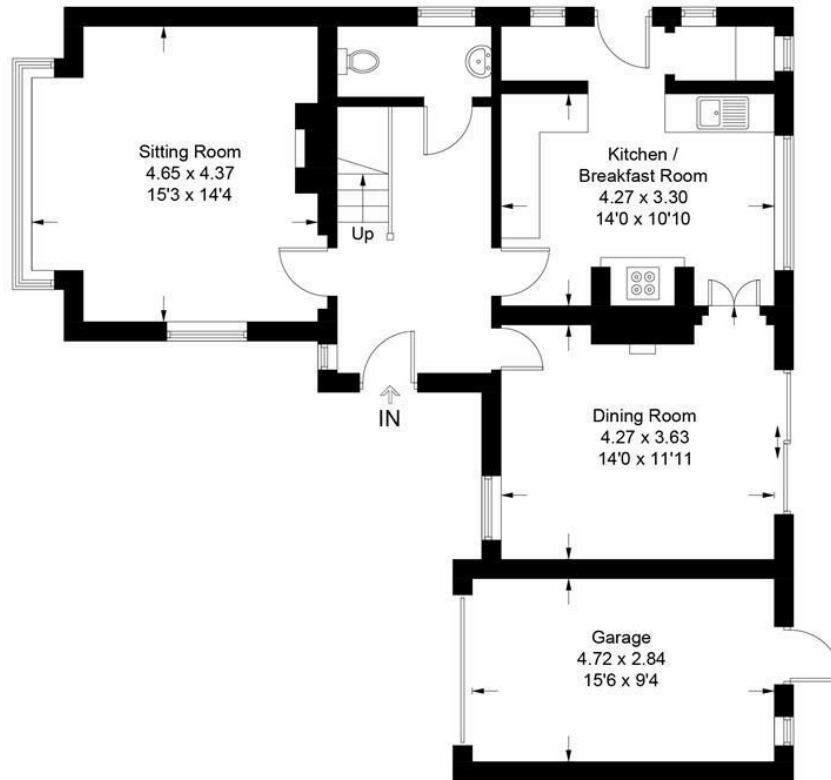
Highly regarded local schools both state and private can be found within walking distance including St Andrew's, Downsends, St Peter's, Barnett Wood Infants School, West Ashted Primary and The City of London Freeman's School, to name but a few.

Excellent local shopping facilities and bus routes can be found nearby in either The Street or Craddocks Parade, with more extensive shopping facilities within the nearby towns of Epsom & Leatherhead.

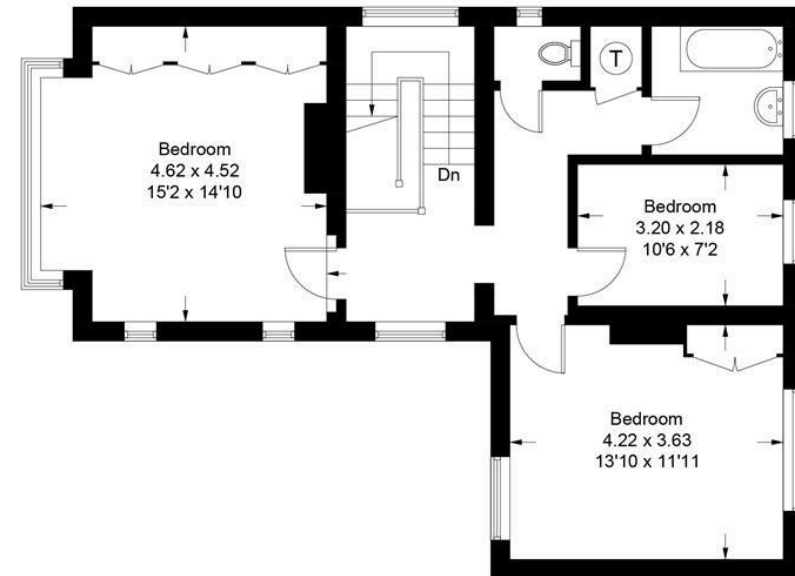
The area abounds in a wealth of open unspoilt countryside much of which is National trust and Green Belt which provides open spaces for country walks, riding and cycling. A wide choice of recreational pursuits include but are not limited to; Ashted Squash and tennis Club, Ashted Cricket and bowls clubs, the RAC country club in Woodcote Park and Tyrrells Wood Golf Club, all within the vicinity.

Tenure	Freehold
EPC	F
Council Tax Band	G

Approximate Gross Internal Area = 137.8 sq m / 1483 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 151.3 sq m / 1628 sq ft



**Ground Floor**



**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. (ID1196314)  
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