



8 Greville Park Road, Ashted, Surrey, KT21 2QN

Asking Price £850,000



- DETACHED CHARACTER HOME
- TWO BATHROOMS
- CONSERVATORY
- DELIGHTFUL GARDENS
- DRIVEWAY PARKING
- THREE BEDROOMS
- TWO RECEPTION AREAS
- FITTED KITCHEN/BREAKFAST ROOM
- GARAGE STORE
- CLOSE TO VILLAGE SHOPS

Description

A delightful detached cottage with attractive character elevations, situated in a sought after residential road just moments from Ashted high street shops, bus routes and amenities.

A covered entrance porch leads through the front door to a generous entrance hall with cloakroom and under-stairs storage. A beautiful fitted kitchen overlooks the garden and flows seamlessly into a dining area with conservatory beyond with doors on to the garden. From the dining area, the property has been extended to incorporate a downstairs bedroom or office/hobby room served by a family bathroom. A separate living room with feature fireplace and log burning stove completes the accommodation.

Upstairs, there are two bedrooms, each with eaves storage, and which are served by a family shower room.

The garden is a particular feature with part-walled boundary, summerhouse, well stocked flower borders and two separate patio areas linked with a circular pathway. Through gated side access, the front garden is mainly laid to lawn with brick pathway, gravel driveway, access to garage store, mature boundary hedging and flower beds for interest.

Situation

The property is located in one of Ashted's most sought-after residential roads within walking distance of the mainline station with services to London Bridge, Waterloo and Victoria (41 mins approx).

There are also excellent local shopping facilities nearby including highly regarded independent retailers on The Street which also features a Marks and Spencer Foodhall and more comprehensive shopping facilities nearby in Epsom and Leatherhead.

The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

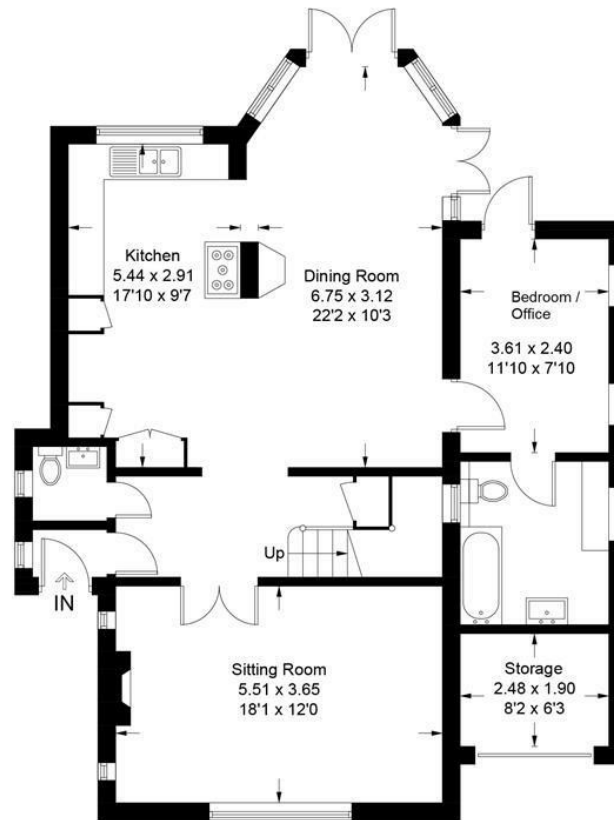
Excellent local schools both state and private can be found within walking distance including the City of London Freeman's School, West Ashted Primary and St Andrew's Secondary. A choice of recreational pursuits including Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

Tenure	Freehold
EPC	D
Council Tax Band	F

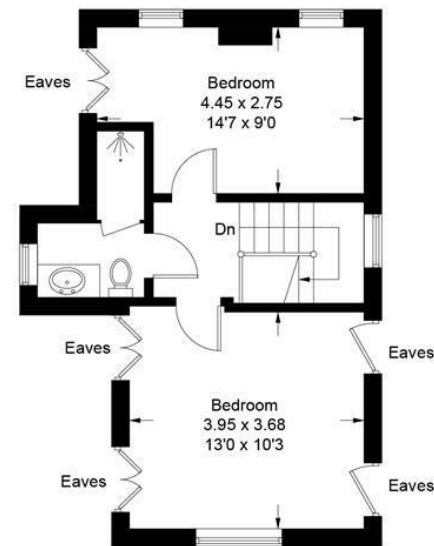


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft
Storage = 4.7 sq m / 50 sq ft
Total = 133.1 sq m / 1432 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. (ID1207001)

www.bagshawandhardy.com © 2025

66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

