



Greenmead Chalk Lane, Ashted, KT21 1DJ
Guide price £1,350,000

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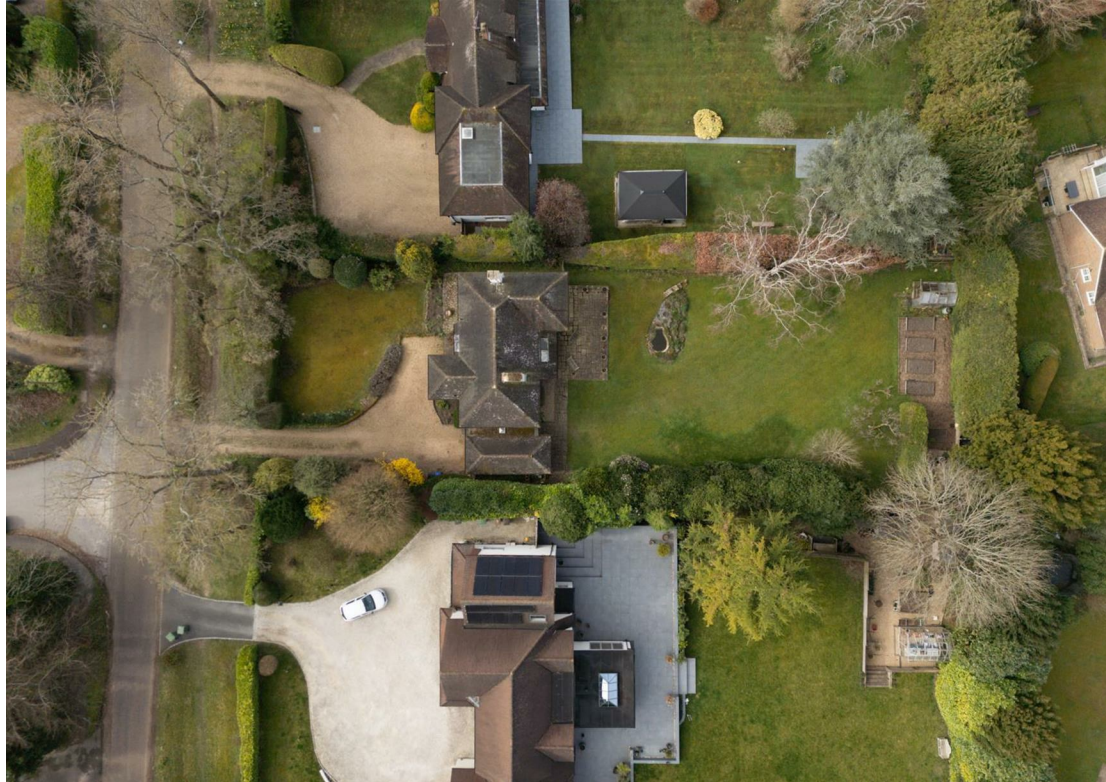
An extremely rare opportunity to purchase a relatively untouched detached family home, located in a peaceful, private road, just south of Ashted Village and a stone's throw from the very sought after City of London Freeman's School.

The accommodation at Greenmead details four good size bedrooms, with an en suite to the principle, a family bathroom, triple aspect through lounge, formal dining room, kitchen/breakfast room, separate utility space and a downstairs toilet.

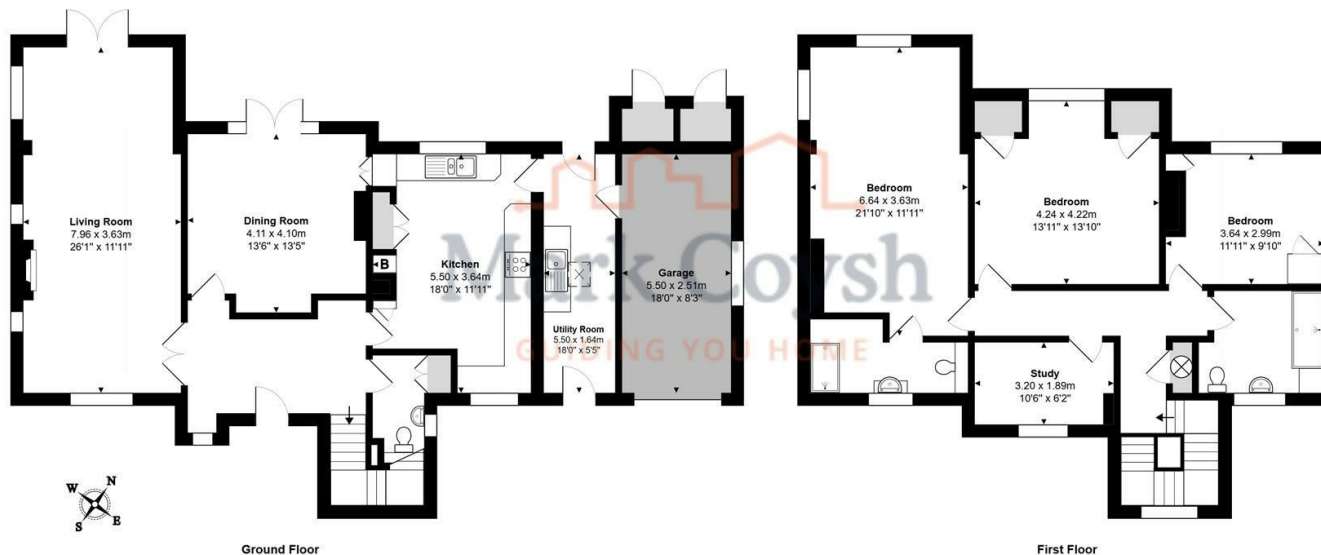
The front and rear gardens have been beautifully established over time, the rear being mainly laid to lawn with mature hedging and a selection of trees. Side access to the front of the dwelling gives way to an ample sized driveway and the linked garage.

The residence lends itself to multiple extension possibilities (stpp), which could add massive value to a future resale, however, the current home is absolutely charming and perfectly liveable in the short term.

Ashted is renowned for it's great selection of both state and public schools, village feel and most important transport links, including a mainline station, junction 9 of the M25 and access to the A3, A217, A24 and A217. Gatwick and Heathrow Airports are also within easy reach. The local bridle paths, literally just up the lane link you to Epsom Downs, Headley Heath, Walton on the Hill, to The River Mole and beyond. The local amenities are within a comfortable walk, as well as the abundant parks, commons, recreational grounds and local sporting and hobbying clubs.







Chalk Lane, Ashted
Total Area: 197.2 m² ... 2123 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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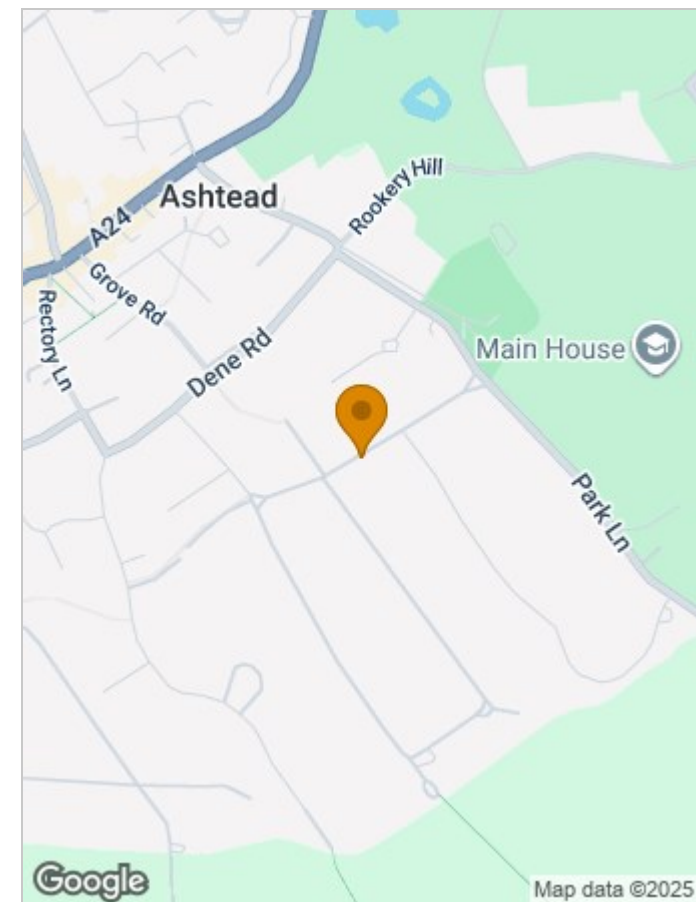
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Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	