



Park Lane, Ashted, Surrey, **KT21**



A rare opportunity to acquire a 1920s character home in the village of Ashted. The property sits within a private and mature south-facing garden of approximately 1 acre, ideally located for City of London Freeman's School.

The house offers generous room proportions throughout, with six bedrooms, three bathrooms, and five reception rooms, with the potential to enlarge and extend (subject to planning permission). The property retains many character features, including feature fireplaces, large picture windows, and William Morris wallpaper in the dining room.

The house is situated in mature grounds, offering a high degree of privacy and seclusion, with a former vegetable garden, tennis lawn, and woodland area to the rear of the garden. The front provides ample off-street parking along with a double garage.







Schooling in the area is superb, with an excellent choice of private schools, including City of London Freeman's School, Downsend, Epsom College, St John's School, Box Hill School, and Kingswood House. State education is covered by St Andrew's (Catholic), St Giles C of E, and West Ashtead Primary.

Between Ashtead and Epsom is the RAC at Woodcote Park, set in 350 acres of beautiful Downs countryside. It features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, two indoor swimming pools (one family pool), treatment rooms, three restaurants, bars, and accommodation. The Walled Garden at the RAC provides facilities purpose-designed for children and families, including an indoor children's pool, a soft play facility, and numerous play areas for children of various ages.

The Beaverbrook estate, with its stunning country house set within its own 470-acre estate, is conveniently located and has become renowned as one of Surrey's best destinations for a family getaway. The estate offers a hotel, dining, spa, and an 18-hole golf course.



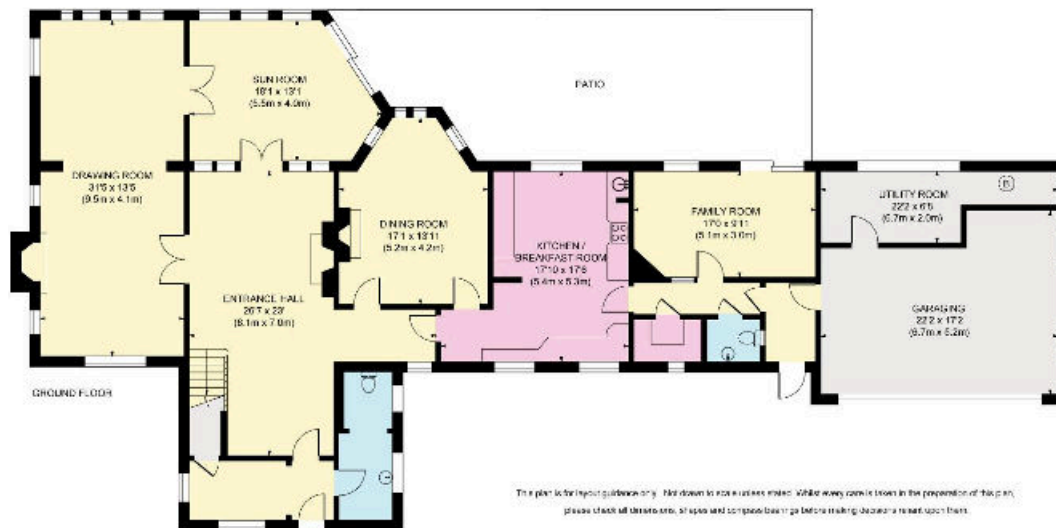
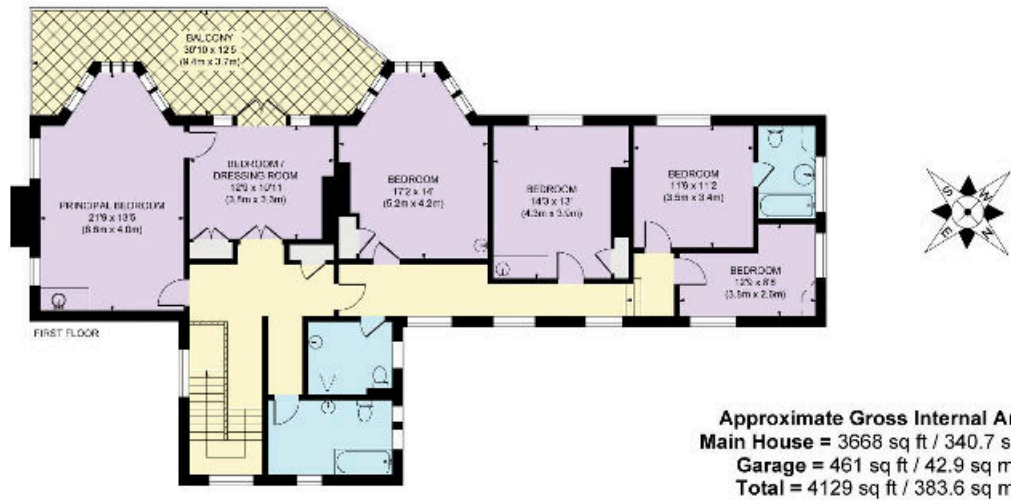
Local family activities include Epsom Downs Racecourse, Chessington World of Adventures (approximately 10-15 minutes' drive away), Brooklands Museum Weybridge, Polesden Lacey (National Trust), and Bocketts Farm.

There are also extensive walking opportunities through the beautiful countryside of the Surrey Hills, country pubs, and a number of picturesque local villages around Headley Heath and Box Hill. The M25 and A3 are easily accessible, providing access to central London, Guildford and the South, as well as Heathrow and Gatwick airports.









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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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