



Barnett Wood Lane, Ashted KT21 2LR

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## Barnett Wood Lane Ashted KT21 2LR

*V&H Homes are pleased to present this three-bedroom detached home, ideally located on the popular Barnett Wood Lane in Ashted.*

*This rarely available property offers a fantastic opportunity for buyers looking to modernise and personalise a home to their own taste, with excellent potential to extend (subject to the usual planning permissions).*

Detached Family Home

Generous Plot

Excellent Potential to Extend (STPP)

Large Driveway

Garage

Mature Garden

Three Reception Rooms

Near Station & Common

No Onward Chain

EPC Rating: D





The ground floor provides well-proportioned living accommodation, including a bright and airy living room with bay window, a separate dining room (currently housing a lift to the first floor), and a generous study—ideal for home working or additional living space. The kitchen and adjoining utility room are functional but would benefit from updating to create a modern layout.

Upstairs, the home offers three bedrooms, including a spacious principal bedroom, a family shower room, and a separate WC.

Occupying a generous plot, the property features a double-length integrated garage and a large private driveway to the front, providing ample off-street parking. To the rear, a mature and secluded garden, mainly laid to lawn, offers a wonderful outdoor space with excellent privacy.

There is scope to reconfigure or significantly extend the property to the rear, side, or into the loft, making this an exciting opportunity for those looking to create a bespoke family home in a sought-after location.

Situated within easy reach of Ashted train station, the Common, local amenities, and excellent schools, this property combines convenience with potential in one of Ashted's most desirable settings.

Offered with no onward chain. Viewing highly recommended.



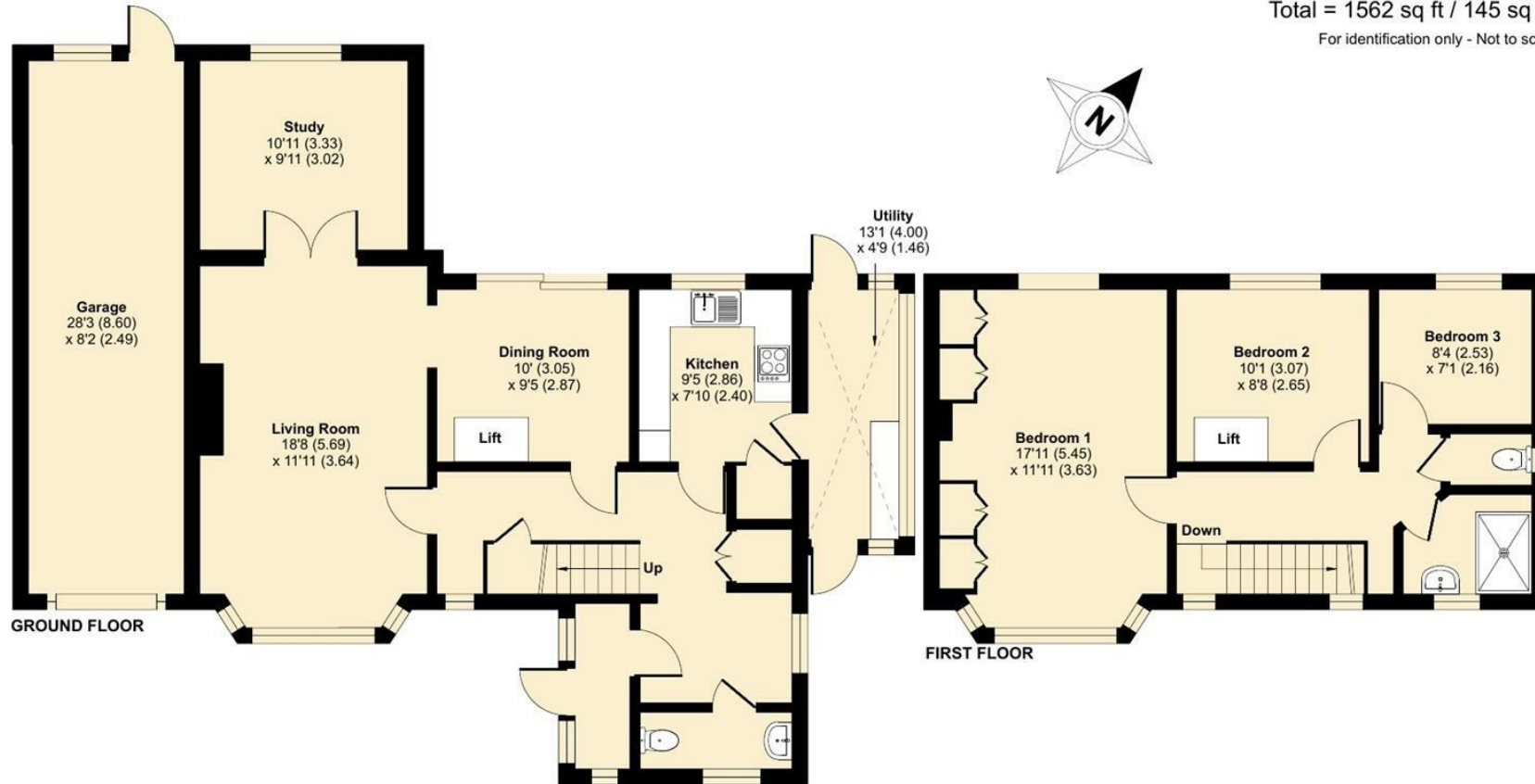
# Barnett Wood Lane, Ashted, KT21

Approximate Area = 1333 sq ft / 123.8 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 1562 sq ft / 145 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for V&H Homes. REF: 1277615



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