

Why use S J Smith Estate Agents?

Here's some of our reviews to tell you why!

Hours: 8am-7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday.
Phone: Ashford 01784 243 333 – Staines 01784 779 100
Email: ashford@sjsmithestateagents.co.uk - staines@sjsmithestateagents.co.uk



Saiid Abbasi

I have used SJSmith Estate agents for last 7 years, both as buyer and landlord. They always come across as professional, courteous, and understanding to customer's needs. I continue to use their services and have no complaints.



Abigail P

Our overall experience with s j smith has been great. Everyone we have dealt with has been brilliant and can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us after a difficult chain and original one falling through. Thank you!!



Robert Boyce

Great service from Amir and the team! We tried to sell through an online agent with no success.... We signed up with SJSmith and then 3 days later we had an offer! Highly recommend!



Lincoln Williamson

My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all our questions and queries in a very timely manner. There was a number of difficulties with the sale, however Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



Katie Jameson

Great service, kept up to date throughout the whole process as the first time selling a home.



Louise Cambray

We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve any issues. Nothing was ever too much trouble, and he continually went over and above - genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult process as painless as possible. We are very grateful to both of them for all of their help!

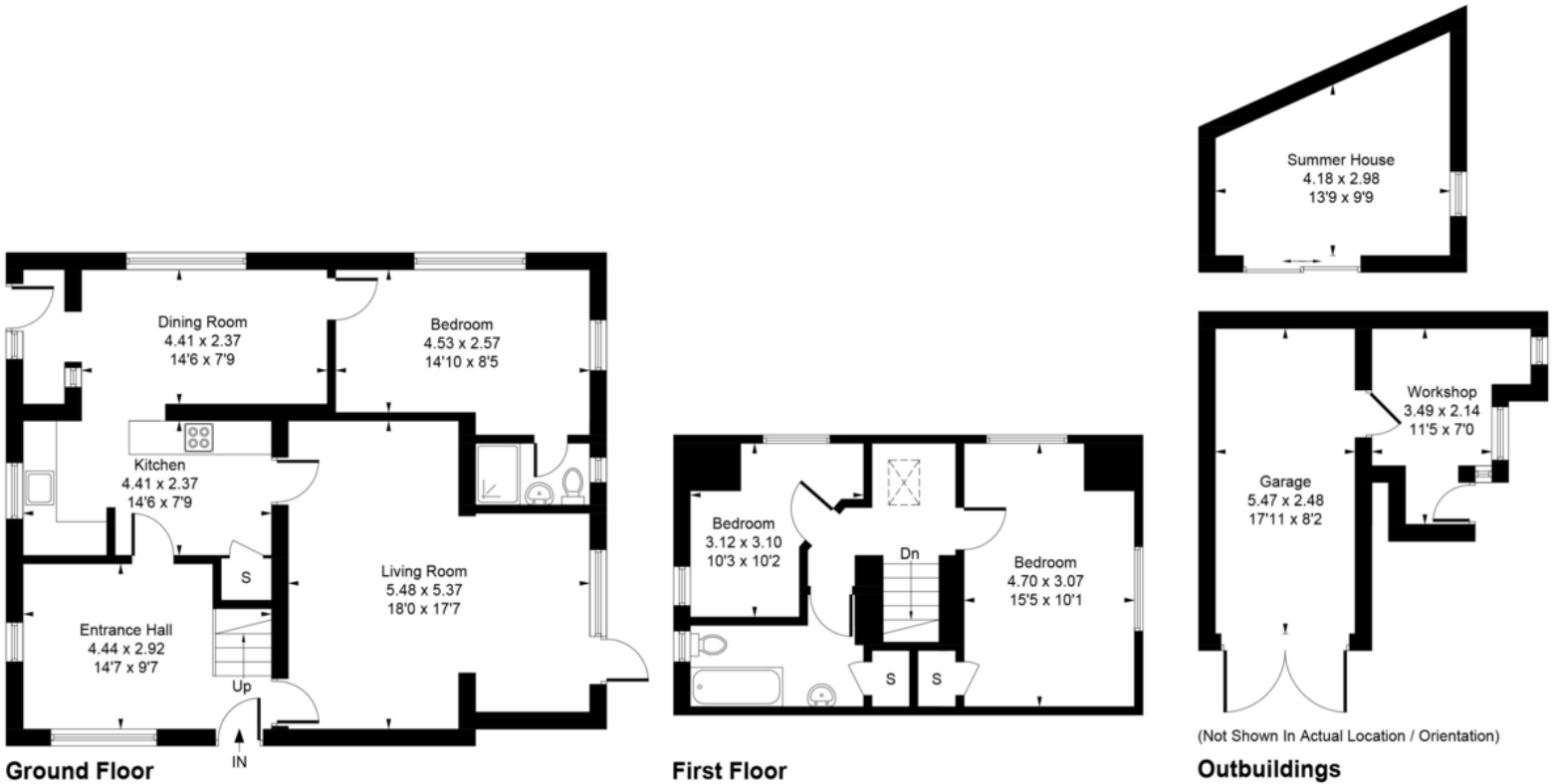


4 Smallholdings, Ashford, TW15 2HB

OIEO £700,000 Freehold

- **THREE DOUBLE BEDROOMS**
- **1/3 ACRE PLOT**
- **OWN DRIVE TO DETACHED GARAGE/WORKSHOP**
- **IDYLLIC SEMI RURAL SETTING**
- **TWO BATHROOMS**
- **CLOSE TO ASHFORD HIGH STREET AMENITIES**
- **SCOPE TO EXTEND (STPP)**
- **EPC RATING BAND C**

Approximate Gross Internal Area = 118.86 sq m / 1279 sq ft
Summer House = 13.23 sq m / 143 sq ft
Garage & Workshop = 21.93 sq m / 236 sq ft
Total = 154.02 sq m / 1658 sq ft



Council Tax

Spelthorne Borough Council, Tax Band E being £2,816.70 for 2024/25
Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Agent note: Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Tucked away down a private country lane in the heart of Ashford is this rarely available three bedroom detached cottage on it's own Smallholding with approximately a 1/3 Acre plot. The property boasts a number of attractive features including: a driveway leading to an attractive detached garage and workshop allowing off street parking for several cars, there is a front door which opens into a large entrance hall/study area on the left hand side and a spacious, yet cosy dual-aspect living room to the right hand size complete with feature gas fireplace and lovely views out to the gardens and grounds. In addition to this on the ground floor there is an attractively fitted cottage style kitchen with space for the usual utilities and the kitchen then opens into the extended dining area which has a rear porch off it and also allows access into a double bedroom complete with ensuite shower room. On the first floor the property offers a good size dual aspect double bedroom with built-in wardrobe and provides the most amazing views out over the gardens and rural fields beyond, in addition to this there is a smaller double bedroom and a three piece family bathroom suite. The gardens are something to behold, with a range of shrubs, trees and outbuildings all backing onto the surrounding fields and include a beautifully made rustic Summerhouse with it's own open fireplace to enjoy in the evenings in complete serenity. In addition to this the large grounds also have a large timber built shed/log storage, plenty of spots to relax and enjoy Summer afternoons and there is great scope to extend the property further if required (subject to the usual planning consents). A very unique property that must be viewed to be fully appreciated!

