



Mr D Ginger – 5*

Would thoroughly recommend! Chad and the team have kept us well informed all the way through the process, even during the difficult lockdown period and have made all parts of the journey as stress free as possible.

Mr S Dymo – 5*

Chad at Smiths was very very good. Great communication. Very helpful, would like to thank Chad and Nicola for all their help. Done a great job. Would definitely recommend Smiths.

Mr K Ziolkowski – 5*

Hello everyone. I just sold my property with S.J. Smith and I'm really happy with my decision. They are very professional. Special thanks to Mr Robert who has done professional valuation of the property, professional photos and professional advice. Special thanks for Mr Chad who has been with me through whole process of selling. He always been available (even when days off), very active in communication with other involved parties. I can honestly recommend SJ Smith as a really professional team.

Mr M Muggeridge – 5*

I was extremely happy with the service I received from the beginning; with Louis and Chad who looked after the negotiation and sale of the property, right through to the completion of the sale with Nicola. Nicola was incredibly efficient with all the paperwork which needed completing and continued to keep me updated and in the loop throughout the process. She was helpful and offered exceptional customer service. I would not hesitate to recommend this

Mr J – 5*

There is a reason why you see so many SJ Smith sale boards around Sunbury, Ashford and Staines compared to the other companies! As first time buyers we had no idea what to expect but from start to finish the service we received from them was exceptional. Louis showed us around the property and was very professional. No hard sale and let us take our time also very knowledgeable answering my questions about the property and surrounding area. He and Chad helped secure the sale through negotiating and agreeing a price. Nicola was an absolute god send during the process and helped keep us sane throughout. Quick to respond to our queries and persistent with keeping things moving. We are now settled in our new home and forever grateful to SJ Smith for their efforts in making it happen!

Mr J O'Shea – 5*

Very good professional service. Very responsive and pro-active in getting the purchase completed. Would recommend their services.

Mrs W Teverson – 5*

We originally signed up with Purple Bricks (purely cost saving) but Chad tempted us to give S J Smith an opportunity – and I admit it is a different service to that of an online agency, you get what you pay for and they provided a professional service all the way through, we were delighted and would highly recommend this local agency to anyone buying or selling in the area.

Mr D Tomlinson – 5*

The staff at SJ Smith were great and made the moving process go as smoothly as possible. A big thank you.

Mrs A J Tyler – 5*

Great service from start to finish. Lovely friendly service from Louis and Rob and exceptional after sales service from Nicola. Highly recommended.



107 Woodthorpe Road, Ashford, TW15 3JX

£699,950 Freehold

- **STUNNING DOUBLE FRONTED CHARACTER HOME**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **RECENTLY INSTALLED HIGH QUALITY KITCHEN**
- **TRIPLE ASPECT SITTING ROOM**
- **DOUBLE ASPECT DINING ROOM**
- **MASTER BEDROOM WITH EN SUITE**
- **EXTREMELY SPACIOUS FAMILY BATHROOM WITH UNDERFLOOR HEATING**
- **THREE FURTHER BEDROOMS**
- **DELIGHTFUL REAR GARDEN**

- **EPC RATING BAND C**
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Council Tax

Spelthorne Borough Council, Tax Band F being £3,485.13 for 2025/26

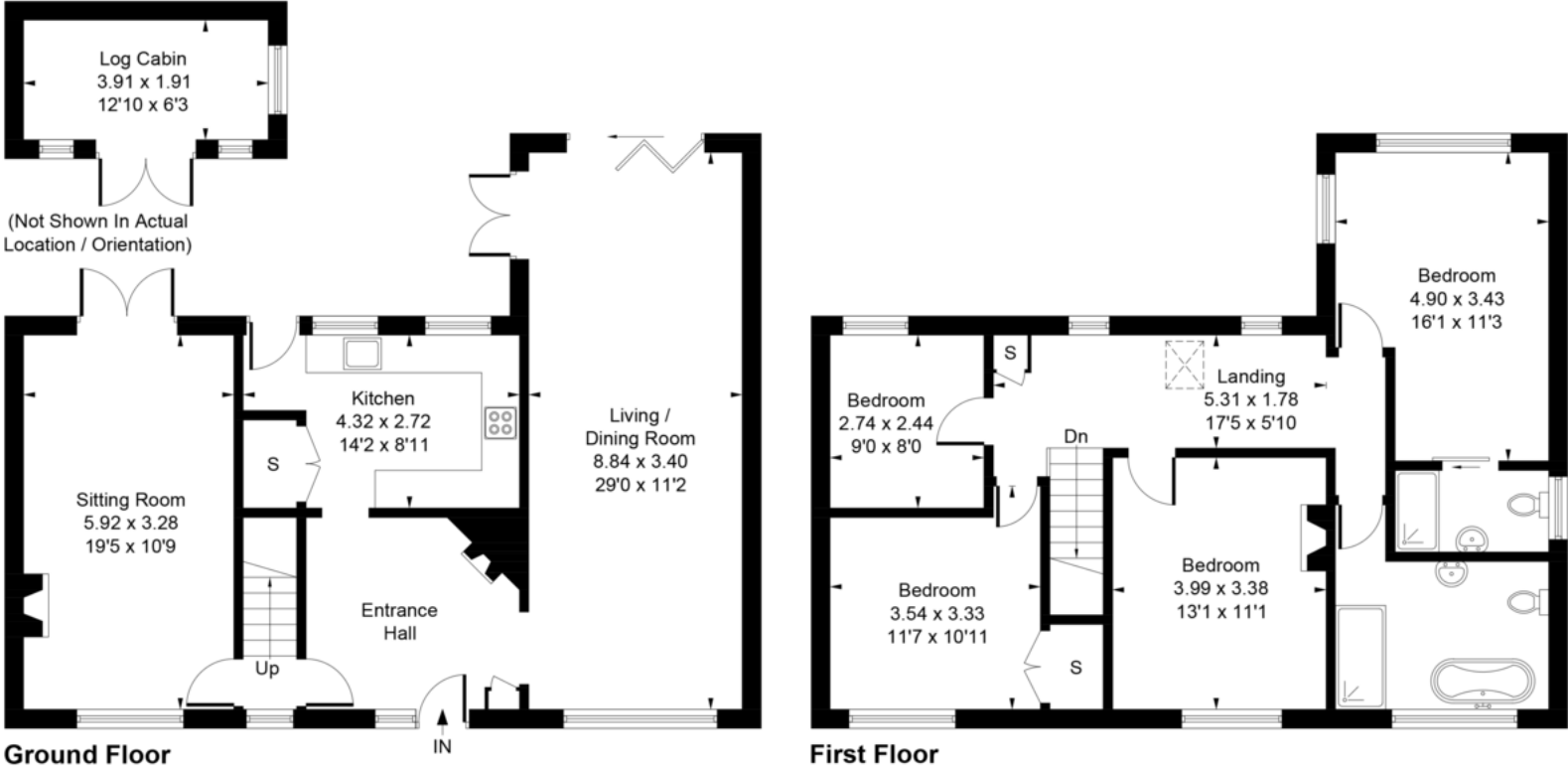
Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

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.

This superbly presented, double fronted character cottage offers a warmth and charm rarely seen in Ashford properties, making this an extremely rare opportunity to own one of the most significant and characterful homes in the town. The picket fence and gravelled front garden which crunches underfoot adds to its charm and appeal and, upon opening the front door, an extremely spacious is revealed providing a warm welcome to this beautiful home. Leading off from the hallway are the principal reception rooms including the magnificent triple aspect sitting room, flooded with natural light and offering access both to the patio and onto the rear garden itself. The second reception room, currently arranged as a dining space, is a double aspect room and is again full of natural light, with a window to the front aspect and oversized glazed doors opening onto the rear garden. The same high quality wooden flooring runs throughout the hallway and both reception rooms. There is a newly installed high quality fitted kitchen with beautifully clean lines, a ceramic double Butlers sink, ample worktop space, fitted ceramic induction hob with oven beneath and extractor hood over, and a range of integrated appliances including fridge and freezer, dishwasher, washer/dryer and wine/drinks fridge.

There is a newly laid ceramic tiled floor, a window with a lovely outlook over the rear garden and a pedestrian door to the garden. On the first floor there is a vastly spacious landing running almost the full length of the house with numerous windows allowing plenty of natural light and with a useful storage/airing cupboard. The spacious Master Bedroom offers a dual aspect with windows to two sides both overlooking the rear garden, built in wardrobes and an En-Suite shower room with underfloor heating. There are two further double bedrooms, both beautifully presented and offering built in wardrobes and both have a feature panelled wall painted a contemporary light grey, whilst the fourth bedroom has been cleverly converted into a walk in wardrobe/dressing room and offers easy adaption back into a fourth bedroom or study. The broad rear gardens are a particularly delightful feature of the property with an extensive patio area adjacent to the house and a further raised patio at the far end of the garden to enjoy both morning and afternoon sun. The rest of the garden is laid to AstroTurf for ease of maintenance. A lovely garden room is currently utilised as a home office, being extremely well insulated and with power and light connected, and would serve equally well as a gym or playroom. There is a gated driveway providing off road parking at the end of the garden which is screened from the house by timber fencing. In all, a rare opportunity to own a contemporary and skilfully executed take on the classic English country cottage.

Approximate Gross Internal Area = 148.60 sq m / 1600 sq ft
Log Cabin = 6.80 sq m / 73 sq ft
Total = 155.40 sq m / 1673 sq ft



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.

