



Jackie Quinn
estate agents

60 Ottways Lane, Ashted

Guide Price **£995,000**

An exciting opportunity to acquire this substantial **four bedroom** detached family home, ideally situated in the **sought after Ashtead Lanes**, offering considerable scope for modernisation and improvement. Having been occupied by the previous owners for many years, the property now presents an excellent opportunity for a new owner to update and personalise the accommodation to suit their own requirements.

Particularly well positioned for families, the property is located in the desirable Ashtead Lanes and within easy reach of a number of highly regarded schools, including St Andrew's, St Peter's, Downsend and St John's. Ashtead Village and its local amenities are also conveniently accessible, while the surrounding area offers an excellent choice of recreational facilities and beautiful countryside.

Internally, the property offers **well-proportioned** and versatile accommodation, with the ground floor comprising a welcoming entrance hall, generous living room with feature bay window, study, separate dining room, kitchen with adjoining utility room and a useful conservatory providing additional reception space. There is also a downstairs cloakroom and an integral garage.

Upstairs **are** four bedrooms, including a generous principal bedroom with fitted storage and a bay window. The bedrooms are served by two bathrooms.

The existing accommodation provides a **well balanced** layout, with scope to consider further improvements and potential reconfiguration, subject to usual planning permissions.

Externally, the property benefits from a rear garden, together with driveway parking for several cars.

Both Ashtead Village and Craddocks Parade are within easy reach, providing an excellent selection of independent boutiques, cafés and well-known high street retailers, including an M&S Foodhall. The area also boasts a wide range of leisure facilities, with nearby cricket, football, tennis, squash and bowls clubs catering to a variety of sporting interests.

For those who enjoy the outdoors, Ashtead Common and the surrounding countryside offer miles of picturesque walking and cycling routes. Combining a charming semi-rural setting with a strong sense of community and excellent connectivity to London, Ashtead provides an exceptional environment for modern family life.

The property is offered for sale with **no onward chain**.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:D

- No onward chain

• Sought after Lanes area of Ashtead





**Approximate Gross Internal Area 2028 sq ft - 188.4738 sq m
(Including Garage)**

Ground Floor Area 1329 sq ft – 123.5102 sq m

First Floor Area 699 sq ft – 64.9636 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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