



209 Barnett Wood Lane, Ashted, Surrey, KT21 2DF

Guide Price: £975,000 Freehold



A PRETTY AND BEAUTIFULLY PRESENTED PERIOD SEMI-DETACHED FAMILY HOME IN THE HEART OF ASHTEAD, WITHIN WALKING DISTANCE OF THE RAIL STATION AND LOCAL SCHOOLS

**Reception hall - Cloakroom - Sitting room - Family room - Kitchen/dining room with integrated appliances - Utility room - 4 bedrooms - Family bathroom - Double garage - Single garage with planning permission - Driveway parking for 3-4 vehicles - South-west facing garden**  
**Council Tax band: F**

This charming **semi-detached period** home sits proudly in the heart of Ashtead, offering a rare blend of beautifully-retained character features, generous living space and outstanding future potential. From its **elegant stained-glass details** and wood floors to the exceptional **fireplace with a tiled hearth**, this is a home that **radiates warmth, history and personality**. Inside, the accommodation is wonderfully **bright, airy and inviting**. The **stunning kitchen/dining room** is a true highlight — fully fitted, beautifully finished and opening onto the garden through impressive **bifold doors**, creating the perfect indoor-outdoor flow for modern living. A calm and relaxing sitting room with a **striking bay window** provides a peaceful retreat, while a second separate reception room offers superb flexibility for family life, work or entertaining. Upstairs, there are four bedrooms, including three generous doubles with fitted wardrobes and a further single bedroom. The elegant family bathroom completes the accommodation.

Outside, the property continues to impress. The **south-west facing garden** is full of charm, offering excellent privacy and seclusion. A paved terrace provides the perfect spot for outdoor dining, while the garden is framed by well-established shrubs, trees and borders, including a gorgeous wisteria that enhances the home's kerb appeal. At the rear, you'll find a double garage plus a further single garage, with approved planning permission (2025/0295) to create your own outbuilding — a superb opportunity for a studio, office or gym. There is also further potential to extend the main house (subject to the usual consents). To the front, the property benefits from ample driveway parking for 3-4 vehicles.

### Ashtead

Ashtead is a leafy, welcoming Surrey village known for its **strong community feel, excellent schools** and access to beautiful outdoor spaces. Families are drawn to its **high-performing primary and secondary schools**, several of which are rated Outstanding, and its abundance of parks and recreation areas that make day-to-day life feel relaxed and spacious. The village combines **traditional charm with practical convenience**, offering a good mix of local shops, cafés, pubs and essential amenities, plus easy access to larger centres such as Leatherhead and Epsom. Transport links are a major advantage — **Ashtead station provides direct rail services** for commuters, and the area benefits from strong road connections, including the nearby M25.

Ashtead rail station: 1 mile - City of London Freeman's School: 0.8 miles  
St Andrew's Catholic School: 0.8 miles - West Ashtead Primary School: 0.8 miles  
Barnett Wood Lane Infant School (Rated Excellent): 2 minutes - St John's School, Leatherhead: 1.5 miles  
Downsend School, Leatherhead: 2.5 miles - Epsom College: 2.5 miles  
Ashtead village centre: 0.6 miles - Leatherhead town centre: 2 miles - Epsom town centre: 3.5 miles  
Gatwick Airport: 20-25 miles - Heathrow Airport: 20-23 miles - A3 / M25 access: within 2-4 miles  
(all distances are approximate)



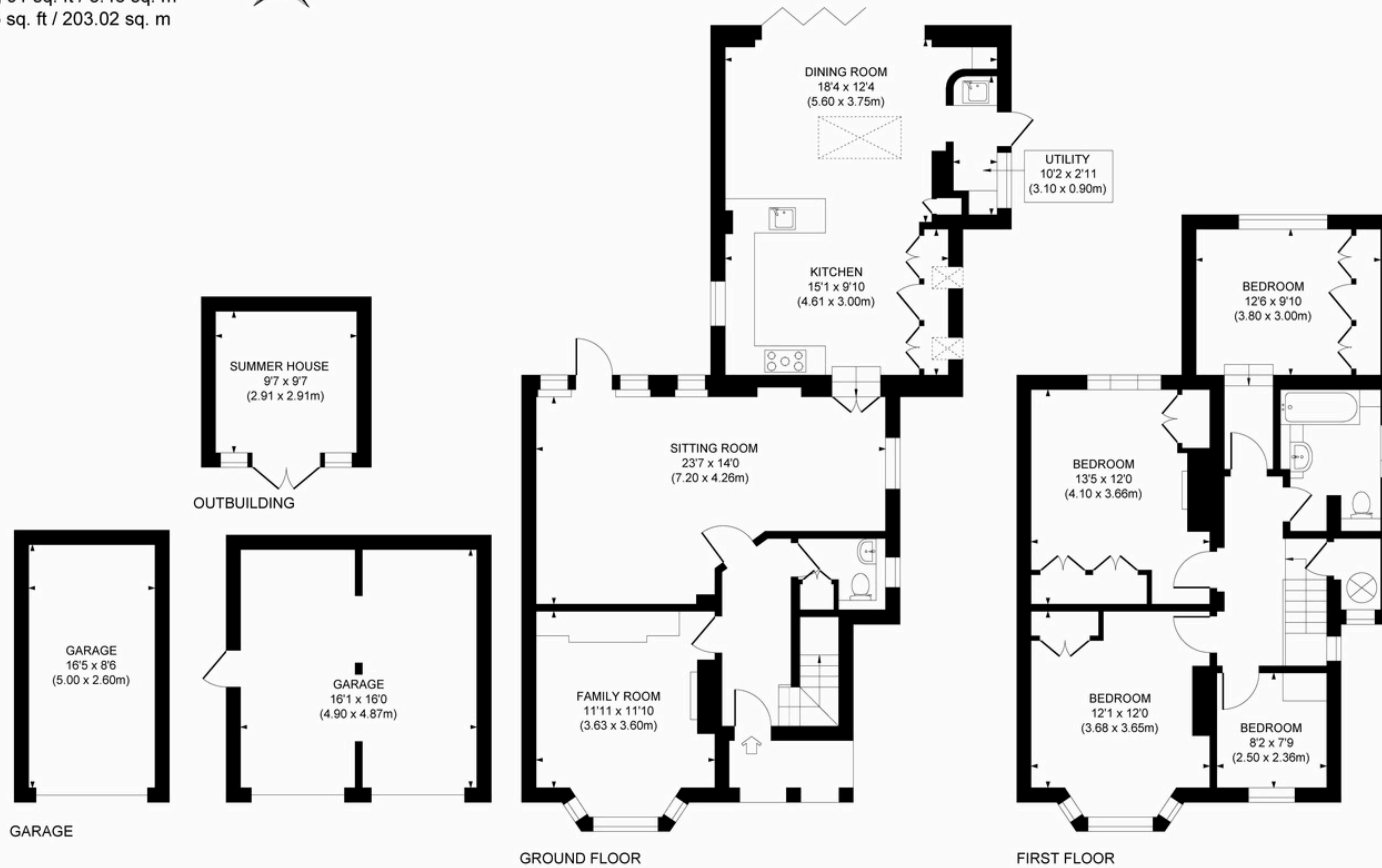






**Approximate Gross Internal Area**

Main House 1,697 sq. ft / 157.70 sq. m  
Garage 397 sq. ft / 36.86 sq. m  
Outbuilding 91 sq. ft / 8.46 sq. m  
Total 2,185 sq. ft / 203.02 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Meadows, Calvert Road  
Effingham, Surrey, KT24 5SR

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