



**Jackie Quinn**  
estate agents

**144 Barnett Wood Lane, Ashted**

Guide Price **£875,000**

For sale with no onward chain, a rare opportunity to acquire a spacious and well presented Edwardian halls adjoining semi-detached home with a large south facing rear garden, ideally situated within easy reach of outstanding local schools, Ashted train station offering direct services to London and bus services to Guildford and Epsom. A delightful family home in its own right, the property offers excellent potential to extend and further enhance the accommodation, if desired, subject to the usual planning consent.

The ground floor comprises a front aspect fitted kitchen, a generous sitting room to the rear with doors leading onto the south facing garden and doors into a separate dining room, also overlooking the rear garden. A cloakroom completes the ground floor.

The first floor provides four bedrooms together with a family bathroom and a front balcony accessed from the spacious landing.

A particular feature of the home is the delightful garden which enjoys a good degree of privacy and is predominantly laid to lawn with mature trees, shrubs and well-stocked planted borders. To the front, a private driveway provides off street parking for three cars and leads to the integral garage.

The property is close to many highly regarded schools, both state and independent, including Barnett Wood, St Andrews and Downsend. Ashted train station is within easy reach and provides frequent services to Victoria and Waterloo in approximately 40 minutes, while regular local bus services offer convenient connections to Epsom and Guildford. Junction 9 of the M25 also provides an efficient link to both London Heathrow and Gatwick airports in approximately half an hour.

Both Ashted Village and Craddocks Parade in Lower Ashted offer an excellent range of independent village shops together with high street favourites including an M&S Foodhall. A wide range of recreational pursuits are nearby including Ashted Squash and Tennis Club, Ashted Cricket, Bowling and Football Clubs. For those with a love of the outdoors, Ashted Common and nearby countryside offer miles of glorious open landscape, ideal for walking and cycling enthusiasts alike. Ashted is the ideal location for those seeking a home in a rural setting with a wonderful community spirit, while being within easy reach of London.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No onward chain
- Halls adjoining four bedroom house with garage
- Large south facing rear garden



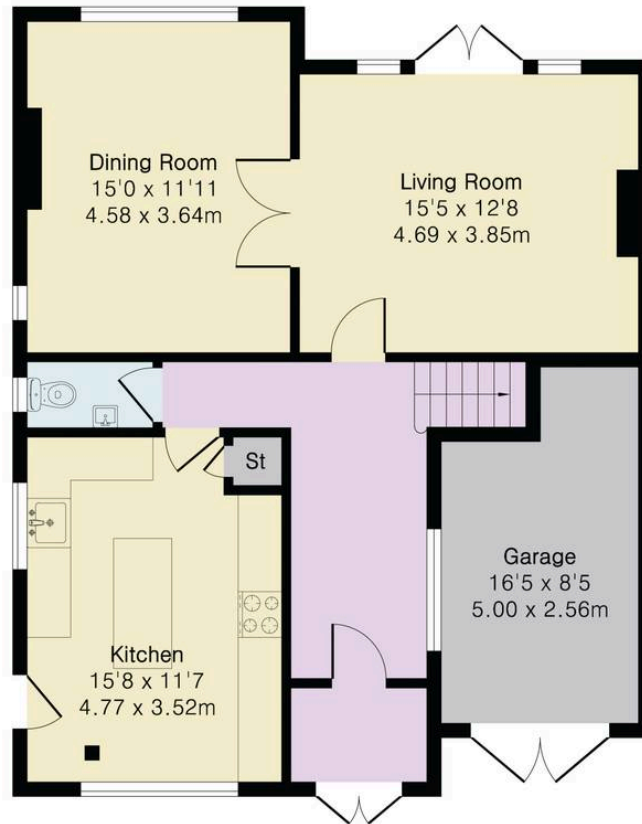


**Approximate Gross Internal Area 1509 sq ft - 140.1903 sq m  
(Excluding Garage)**

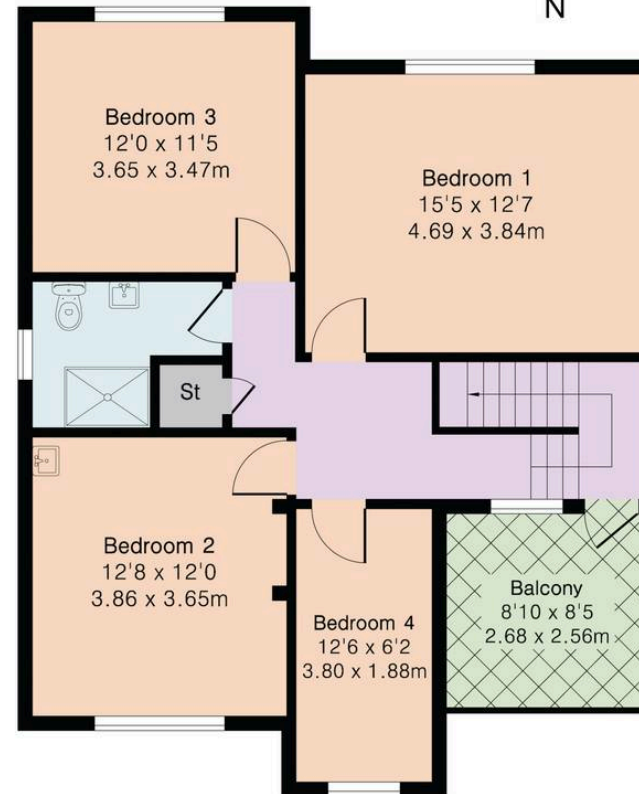
Ground Floor Area 748 sq ft – 69.4875 sq m

First Floor Area 761 sq ft – 70.7028 sq m

Garage Area 130 sq ft – 12.0478 sq m



Ground Floor



First Floor



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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