



Caynton, 21 Woodfield Lane, Ashted, Surrey, KT21 2BQ

Asking Price £1,995,000



- MAJESTIC PERIOD FAMILY HOME
- THREE RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- KITCHEN, BREAKFAST & UTILITY ROOMS
- ESTABLISHED, SECLUDED SUNNY GARDEN
- SOUGHT AFTER CONSERVATION AREA
- SIX BEDROOMS
- ACCOMMODATION OVER FOUR FLOORS
- GARAGE & LARGE DRIVEWAY
- CENTRAL TO VILLAGE AMENITIES, STATION & SCHOOLS

Description

A substantial front door opens into a porch with spacious entrance hall beyond and room for seating, complete with built-in storage and guest toilet. The principal reception room enjoys a dual aspect and is flooded with natural light thanks to a sizable bay window overlooking the garden. This room boasts an open fireplace and an indulgent amount of space for freestanding furniture, and is open to the dining room with French doors to the garden and handy door to the kitchen breakfast area. Adjacent, is the breakfast room which opens through to the kitchen, complemented by a utility room, each with doors to the garden. The kitchen features a range of wall and base units, a walk-in larder, an integrated gas hob and oven, along with space for freestanding appliances.

The grand central staircase leads to six bedrooms over three further floors, five are double and one single. Three feature bay windows of differing sizes, two wash hand basins, four built-in storage and the principal benefits from a well appointed en-suite shower room. The rest are served by a family bathroom with both a bath and freestanding shower, and a separate toilet. There is ample built-in storage throughout and via a few steps, a very accessible entrance to a sizable loft space within one of the top bedrooms. This presents an ideal opportunity for development into habitable accommodation subject to necessary consents.

Outside, a well-presented patio extends across the rear of the property with steps to an extensive lawn, embellished with mature planting, flowerbeds, a scattering of trees and shrubs whilst enclosed by mature hedging, providing desirable privacy. A gated courtyard area leads to garden storage, a hot/cold shower for pets and side access leads to the front of the property. To the other side of this home is a pergola structure ideal for training climbing plants. To the front, a sweeping driveway provides ample parking and a centralised turning circle around a pretty Ginkgo tree, along with access to the tandem garage, which has rear garden access.



Situation

There is an excellent choice of nurseries, preschools, State & Private schools surrounding this home, some rated 'outstanding' by Ofsted. The ever popular City of London Freemans and St Andrews secondary are just a walk away.

This desirably situated home is within walking distance of; Ashted's mainline station with services to London Waterloo, London Bridge and Victoria; local bus routes connecting to the larger the local towns and a short drive from Junction 9 of the M25 linking the area to Heathrow & Gatwick airports together & the national motorway network.

The village library, doctors, village hall and well-maintained recreational grounds are within a 5 minute walk with excellent local shopping facilities about a 6 minute walk away at both Craddocks Parade and The Street, offering a superb range of independent retailers as well as an M&S Food Hall.

The vast open countryside surrounding the village boasts a wealth of unspoilt Green belt countryside, pursuits ideal for dog walkers and cyclists includes Ashted Common and Ashted Park. A variety of leisure facilities nearby include the RAC Golf & Country Club, Woodcote Park, Tyrrells Wood Golf Club in Leatherhead and the refurbished leisure centres at Fetcham Grove and Rainbow Centre, Epsom.

Tenure

Freehold

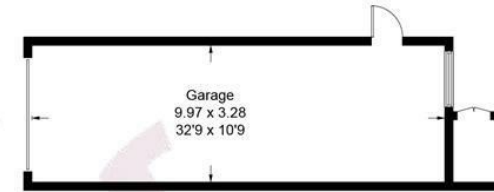
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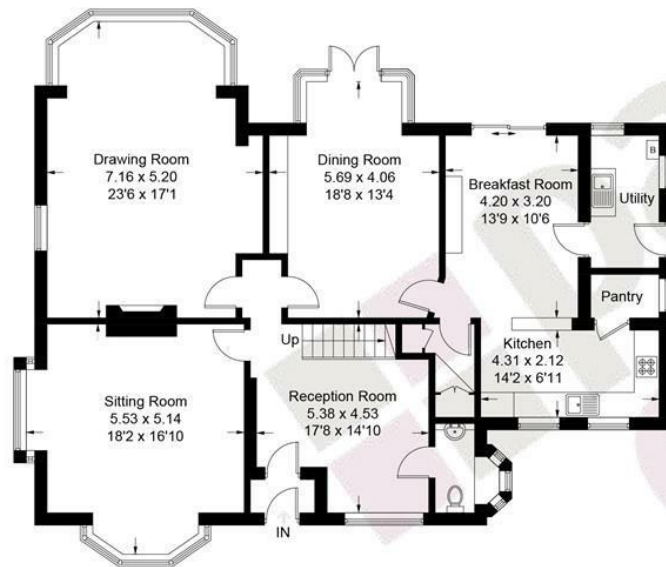
Council Tax Band

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Approximate Gross Internal Area = 281.7 sq m / 3032 sq ft
 Garage / External Cupboard = 34.3 sq m / 369 sq ft
 Total = 316.0 sq m / 3401 sq ft



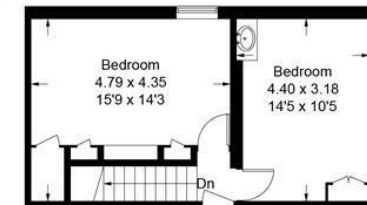
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1334822)

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