

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Flat 3
127, Barnett Wood Lane
Ashted
KT21 2LR

High ceilings and bold architectural features never fail to impress, and this impeccably presented two-bedroom first floor apartment is no exception; walking distance from Ashted station and the village, it offers a glimpse to your possible future lifestyle.

£385,000



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- Charming first floor Victorian Apartment
- fully modernised throughout
- Generous principle bedroom with full wall of built in storage
- Use of communal garage
- Roughly 16 minute walk to Ashted Train Station (According to google maps)
- Two double bedrooms
- Packed full of character and period features
- Communal garden to rear, well kept
- Allocated parking
- Viewings by appointment only



PROPERTY DESCRIPTION

Standing proud on the ever-popular Barnet Wood Lane, you will find this particular apartment on the first floor of this beautifully unique Victorian building. Stepping through into the entrance hall the tone is immediately set, with high ceilings, decorative features and a rich colour palette hand-picked by our vendors. You can access every room in the apartment from this central space. The main living room is a generous space absolutely flooded by natural light; the fireplace is beautiful though it is outshone as the stand-out feature of the room by the addition of a turret in the corner! Whether the turret is used as a dining space, or a quiet reading nook, it's a fun and characterful addition to the space.

The kitchen is stunning; sleek and contemporary units compliment their period surroundings beautifully and integrated appliances including induction hob, oven, combi microwave, and dishwasher are the cherry on top. The kitchen is also large enough for a dining table ready to pull out and play host at a moment's notice!

The bedrooms continue the "light and airy" feel, with the principle boasting light neutral tones, great proportions, and a full bank of built-in storage space. The secondary room is currently utilised by our clients as a study but would make for a fantastic second bedroom or guest suite. The bathroom is modern, sleek, and tasteful with bath/shower.

Outside the apartment benefits from the use of a spacious communal garden, garage and allocated parking.





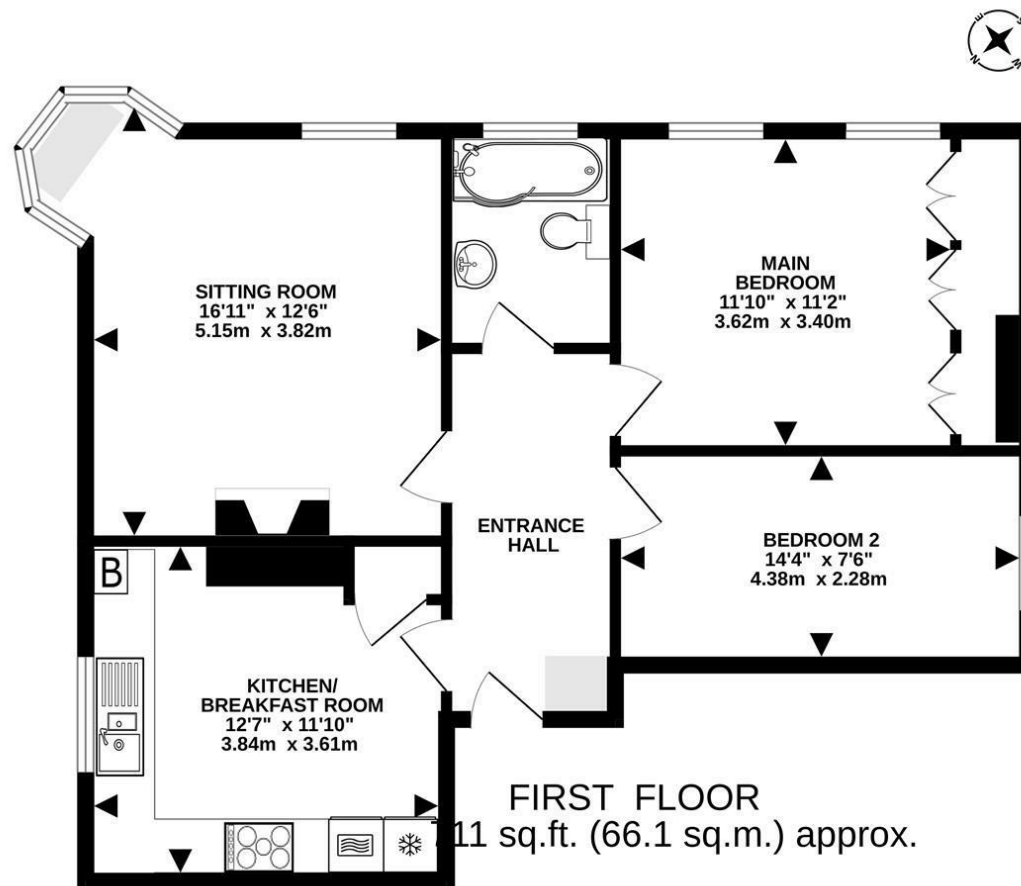


PROPERTY DESCRIPTION

Barnett Wood Lane sits on the edge of Ashted village, one of Surrey's most charming and well-connected addresses. The road enjoys a superb position walking distance from Ashted's mainline station (16 minutes according to google maps), with regular services into London Waterloo and Victoria in approximately 35 to 45 minutes, making it a natural choice for commuters who value a quieter pace of life outside of the city. The village itself offers an impressive array of independent shops, including butchers, a greengrocer, a fishmonger, coffee shops and traditional pubs, while larger retailers including Tesco and Marks & Spencer are easily accessible nearby. Ashted Common (over 400 acres of ancient woodland) lies close at hand, providing a wonderful escape for walkers and cyclists, and giving the area a genuinely rural feel despite its excellent connectivity. With strong schooling, a tight-knit community and easy access to both the M25 and the airports, Barnett Wood Lane offers precisely the kind of lifestyle that is increasingly difficult to find: peaceful, practical, and quietly refined.

If you like what you see and would like to view, please don't hesitate to get in touch with the team.





TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Mild energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

63

74

127, Barnett Wood Lane

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Leasehold
EPC RATING: D
COUNCIL: Mole Valley
TAX BAND: C

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kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT