



Jackie Quinn
estate agents

103 Barnett Wood Lane, Ashtead

Guide Price **£935,000**

A beautifully presented five double bedroom detached family home, ideally situated in a convenient location. Extensively renovated and thoughtfully improved by the current owners, this impressive property is arranged over three floors and offers stylish, versatile accommodation perfectly suited to modern family living.

A particular feature of the property is the superb arrangement of the ground floor accommodation, which has been thoughtfully designed to provide an exceptional balance of open plan and separate living space. At the heart of the home is an impressive 21ft kitchen/breakfast room, seamlessly flowing into the dining area and creating a wonderful hub for everyday family life and entertaining. The dining room in turn opens into a generous sitting room overlooking the rear garden, resulting in a substantial interconnected living space that is both light filled and sociable.

To the front of the property, a further spacious reception room provides valuable additional living accommodation offering flexibility as a formal drawing room or family room.. Complementing the living space are a practical utility room, cloakroom and welcoming entrance hall.

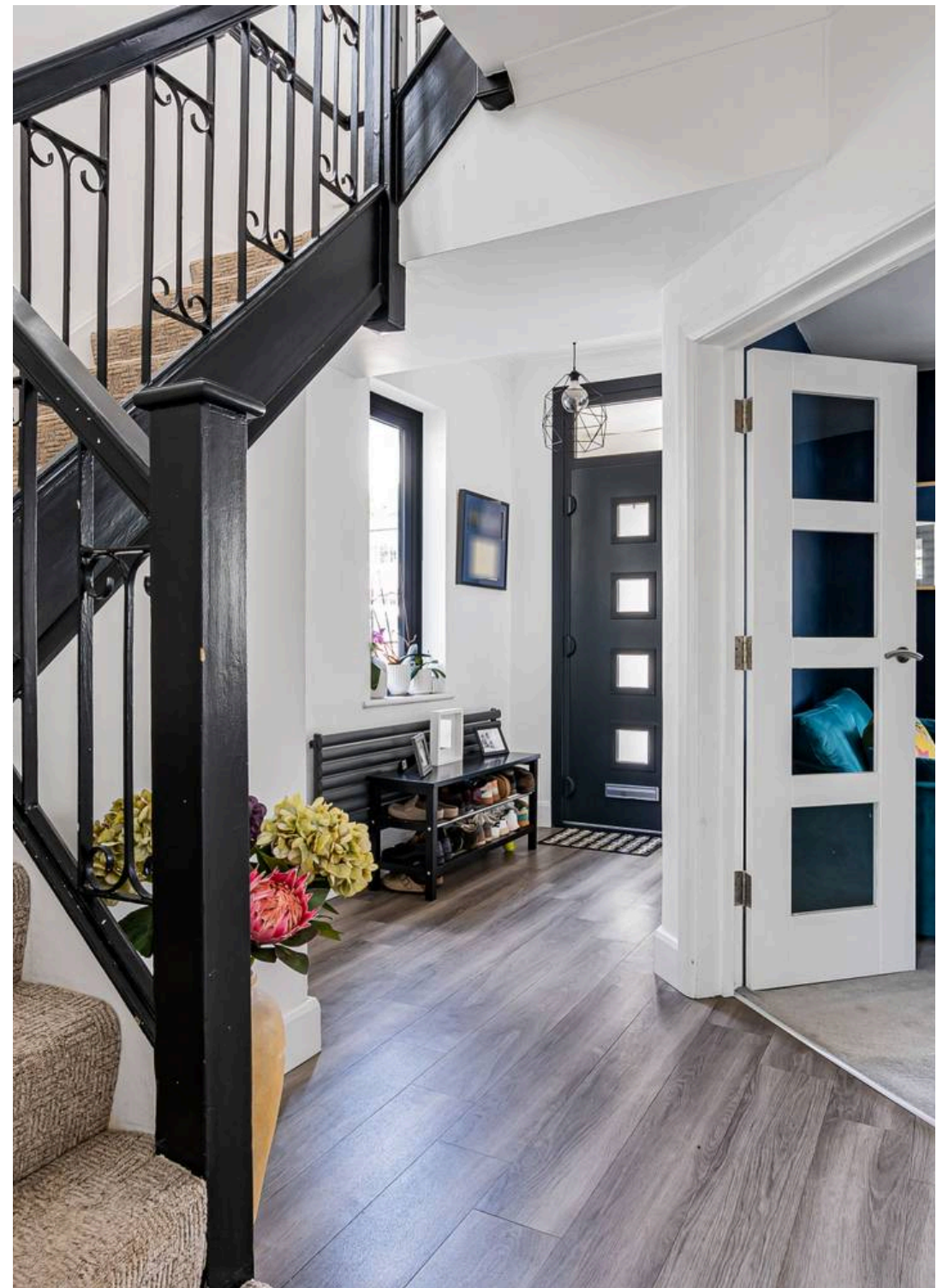
The first floor comprises three well proportioned bedrooms, including the principal bedroom with an en-suite shower room. A family bathroom and separate WC serve the remaining bedrooms on this floor. The second floor provides two further bedrooms together with an additional WC, offering flexible accommodation ideal for older children, guests, or home working.

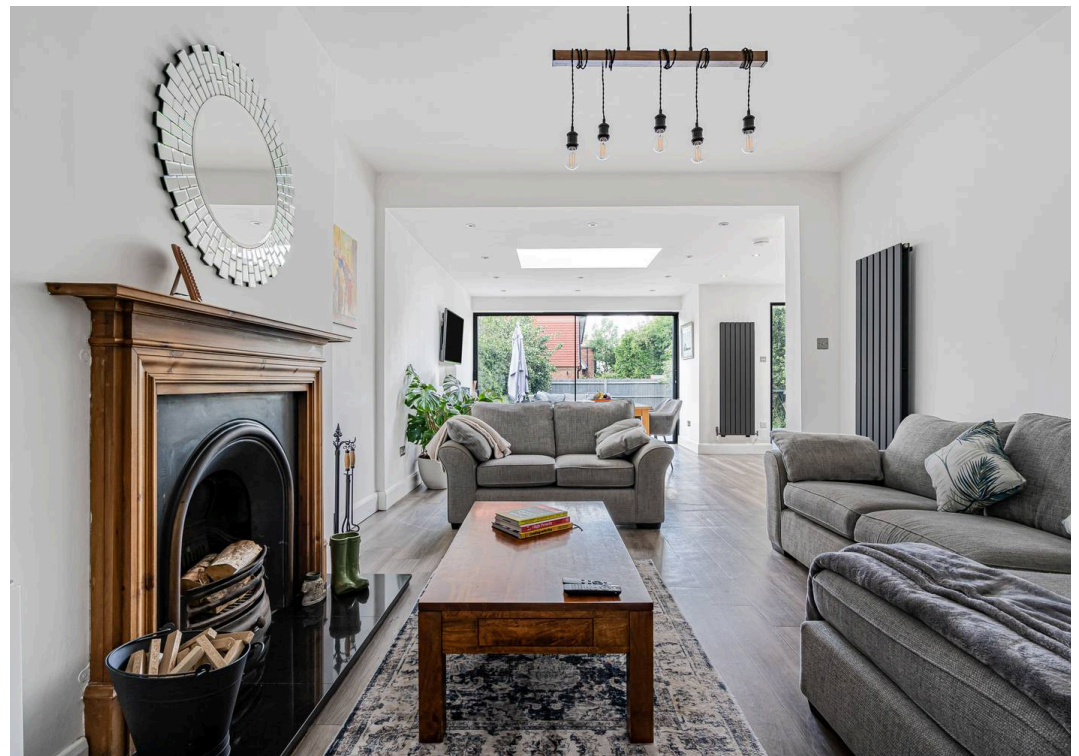
Externally, the property enjoys a generous driveway providing off street parking for several vehicles, and a garage. The attractive rear garden is laid mainly to lawn and features a delightful patio area, perfect for outdoor dining and entertaining.

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 Junction 9 of the M25 provides an efficient link to both London Heathrow and Gatwick airports in approximately half an hour.

Council Tax band: F

EPC Energy Efficiency Rating: D





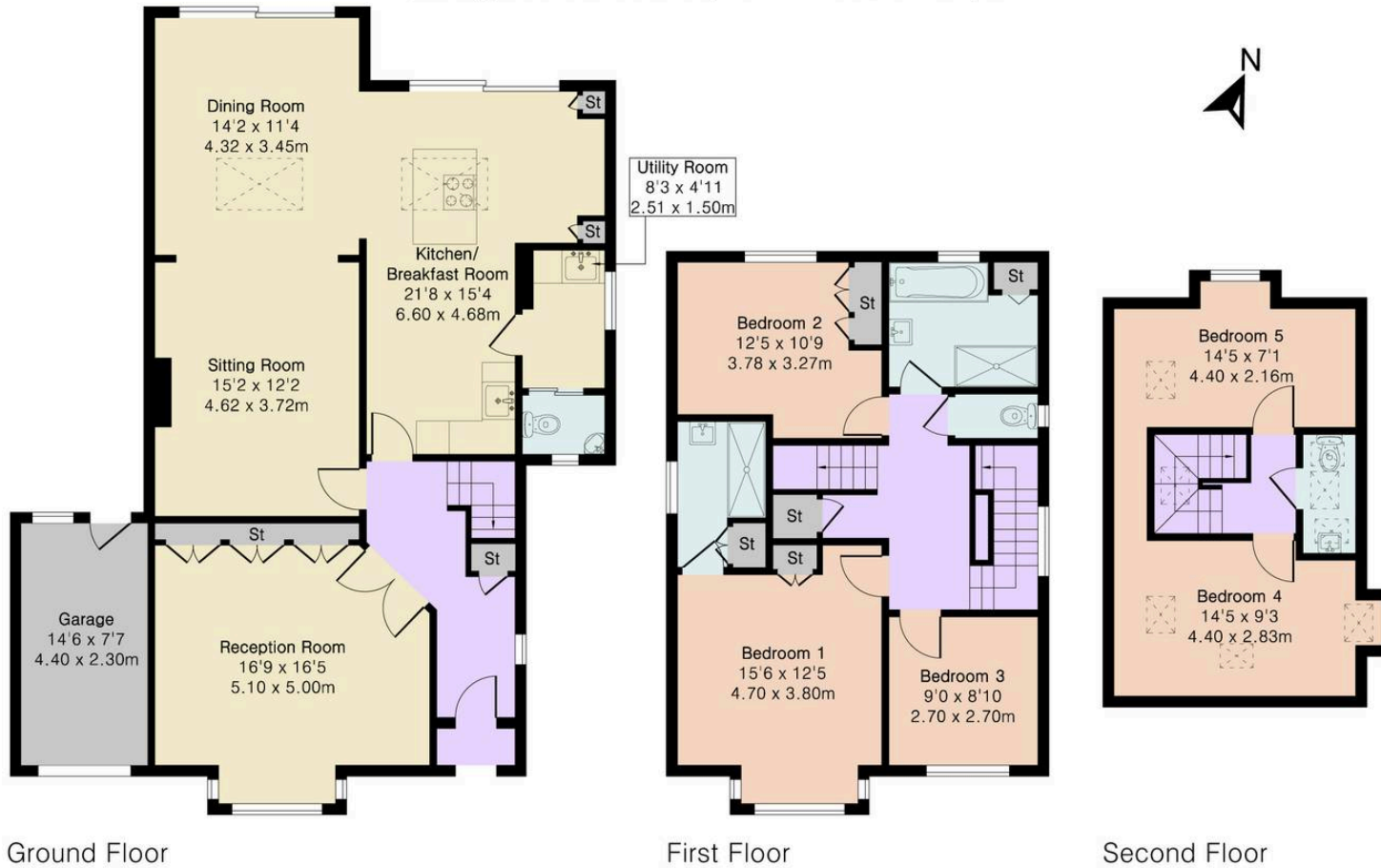
**Approximate Gross Internal Area 2029 sq ft - 188.5644 sq m
(Excluding Garage)**

Ground Floor Area 1022 sq ft – 94.9790 sq m

First Floor Area 662 sq ft – 61.5166 sq m

Second Floor Area 345 sq ft – 32.0688 sq m

Garage Area 109 sq ft – 10.1200 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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