



Jackie Quinn
estate agents

4 Ottways Lane, Ashtead
Guide Price **£975,000**

An exciting opportunity to acquire this four bedroom detached home with a garage and a beautiful rear garden, ideally located in the sought after Ashted Lanes, just moments from the village centre. Offering tremendous potential and requiring modernisation, the property sits on a generous plot and is perfectly positioned for convenient access to Ashted station and a selection of highly regarded schools.

Set back from the road, the property benefits from a large driveway providing off street parking for several vehicles. Inside, a spacious and welcoming entrance hall leads through to a dual aspect living room, dining room, kitchen, additional reception room, and downstairs cloakroom. Upstairs, there are four bedrooms, a family bathroom, and a separate WC.

The rear garden is predominantly laid to lawn and enjoys a good level of privacy, bordered by mature trees and hedging. There is also a substantial storage building. Having been cherished by the same owners for many years, the property now presents an excellent opportunity to renovate, improve, and potentially extend, subject to the usual planning consents.

Both Ashted Village and Craddocks Parade are within easy reach, offering an excellent mix of independent boutiques and well known high street retailers, including an M&S Foodhall. The area also benefits from a wide range of leisure facilities, with nearby cricket, football, tennis, squash and bowls clubs catering to a variety of interests. For those who enjoy the outdoors, Ashted Common and the surrounding countryside provide miles of picturesque walking and cycling routes. Combining a charming semi-rural atmosphere with a strong community spirit and excellent connectivity to London, Ashted is an ideal location for modern family living.

The area is also well served by an excellent choice of state and independent schools, including St Andrew's, Downsend, and City of London Freeman's School.

The property is offered for sale with no onward chain.

Council Tax band: G

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- No onward chain
- Fantastic location in the heart of Ashted Village
- Scope for extension (STPP)
- Large garden





**Approximate Gross Internal Area 1539 sq ft - 142.9564 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 767 sq ft – 71.2694 sq m

First Floor Area 772 sq ft – 71.6870 sq m

Garage Area 275 sq ft – 25.5449 sq m

Outbuilding Area 232 sq ft – 21.5568 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.





Jackie Quinn Estate Agents

71 The Street, Ashted - KT21 1AA

01372 271504 • ashted@jackiequinn.co.uk • www.jackiequinn.co.uk/

Jackie Quinn Estate Agents Ltd. Company number 3043609



See more of the properties we have for sale on our website

jackiequinn.co.uk

and on Zoopla, On The Market and Rightmove

A member of



Jackie Quinn
estate agents