



**patrick
gardner**
RESIDENTIAL

10a, Woodlodge Woodfield Lane, Ashted, KT21 2DJ

Guide Price £260,000



- APARTMENT WITH VIEWS
- FITTED KITCHEN
- FAMILY BATHROOM
- CLOSE TO STATION
- A WALK FROM ASHTEAD COMMON
- SPACIOUS SITTING/DINING ROOM
- DOUBLE BEDROOM
- ALLOCATED PARKING
- BY CRADDOCKS PARADE SHOPS
- NO ONWARD CHAIN

Description

A communal front door leads to this second floor apartment's own front door, with stairs up to the hallway. The sitting room over looks the common and features ample room for a range of freestanding furniture. Next door is a fitted kitchen with ample white, wall and base units, housing a cooker, electric hob, dishwasher and fridge freezer, with space for washer dryer, complete with ample work surface space.

Along the hallway the double bedroom, overlooks the rear aspect and features built in wardrobes with windows to the side aspect. The property is served by a fully tiled bathroom, with a white suite and a towel rail.

Outside the property benefits from its own parking space to the rear and use of visitor parking.

Tenure	Leasehold
EPC	D
Council Tax Band	C
Lease	125 years from 25.03.1998
Service Charge	£584.64P.A + £195.32 P.A Buildings Insurance.
Ground Rent	£400 P.A



Situation

The property is located within walking distance of Ashted's mainline station with frequent services to London Bridge, Waterloo and Victoria plus acres of open green belt countryside. In addition junction 9 of the M25 is within two miles of Ashted providing easy links to both Heathrow & Gatwick airports, as well as the national motorway network.

A bus route together with excellent local shopping facilities at Craddocks Parade are also very close to hand. Ashted Village shops on The Street provide a further range of superb independent retailers along with the much loved M&S Food Hall. More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant.

There is an excellent choice of schools in the area for children of all ages both State and Private which include the 'outstanding' Barnett Wood Infant School and Rosebery school for girls.

The area abounds in a wealth of unspoilt Green belt countryside including the adjoining nature reserve at Ashted Common and Ashted Park. 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.

Approximate Gross Internal Area = 46.8 sq m / 504 sq ft



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. (ID1205247)

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