



patrick  
gardner  
RESIDENTIAL

16 West Farm Close, Ashted, Surrey, KT21 2LJ

Price Guide £865,000



- DETACHED CHALET STYLE HOME
- THREE/FOUR BEDROOMS
- SHOWER ROOM & JACUZZI BATHROOM
- SPACIOUS RECEPTION ROOMS
- BESPOKE FITTED KITCHEN/B'FAST ROOM
- WELL MAINTAINED REAR GARDEN
- DRIVEWAY PARKING
- FAVOURED 'LANES' AREA
- WALK TO SCHOOLS
- CLOSE TO ASHTEAD STATION

## Description

This attractive chain free detached chalet style home offers flexible accommodation, and is situated within the favoured road in the 'Lanes' area of Ashted and boasting a much loved mature & secluded garden with a westerly aspect.

An inviting porch opens into the hallway with doors off leading to all ground floor rooms. The kitchen/breakfast room offers a range of hand crafted solid wood kitchen units with space for a range cooker and fridge freezer leaving ample space for a table and chairs, complete with direct access to a sun bathed alfresco dining area to the side of the house. Overlooking the garden are bright and spacious reception rooms featuring a dining area with a large bay window and opening through to an inviting dual aspect sitting room with central fireplace and a striking wood effect floor throughout. On this versatile floor are two double bedrooms, served by a stylish family shower room.

Stairs lead to a spacious, bright landing and the principal bedroom which has an indulgent amount of built in storage, a further bedroom and sizable family bathroom with a feature jacuzzi bath and separate freestanding shower.

The much loved & secluded rear garden is mostly laid to lawn with established shrubs, a decked area and a sunny patio which is complemented by three useful sheds for storage, one of which is part-glazed as a greenhouse. Side access leads to the front which is a lawned garden with established shrubs leading to the driveway beyond, which could be easily extended subject to necessary local consents.

## Situation

The property is situated in a pleasant road in the 'Lanes' area of Ashted, ideally located within walking distance of excellent local schools including St. Andrew's secondary, St.Peter's Primary, West Ashted and Downsends.

Shopping facilities close to hand include first class independent retailers on The Street including an enviable M & S Foodhall with a more comprehensive range of shopping facilities nearby in the towns of Leatherhead and Epsom.

Excellent road and rail links can be found nearby and include mainline stations at Ashted and Leatherhead, with services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 is within easy reach and provides access to Heathrow and Gatwick International Airports.

Acres of Greenbelt countryside is within walking distance. Recreational pursuits include golf at Tyrrells Wood, Beaverbrook and the RAC Country Club at Woodcote and private health clubs in Epsom and Leatherhead with a public leisure centre at Fetcham Grove, Leatherhead.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F



Approximate Gross Internal Area = 172.1 sq m / 1852 sq ft

 = Reduced headroom below 1.5m / 5'0"



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. (ID1280236)

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