

LARKHILL, HARRIOTTS LANE

Ashtead, Surrey KT21



BEAUTIFULLY REFURBISHED FOUR-BEDROOM HOME WITH EXCEPTIONAL GARDENS

Originally built in the 1920s and extended over the years, this charming detached home was comprehensively renovated in 2019, blending period character, cottage charm and the comforts of modern living.



Local Authority: Mole Valley District Council

Council Tax band: G

Tenure: Freehold





DESCRIPTION

The accommodation is beautifully arranged over two floors, combining original cottage charm with practical modern living. Inviting reception rooms feature traditional styling, open fireplaces and quality finishes, while the kitchen/dining room is ideal for family life and entertaining, complete with a Rangemaster cooker, Belfast sink, underfloor heating and a separate utility room.

Upstairs are four well-proportioned bedrooms served by two stylish bathrooms, both finished with high-quality sanitaryware.

Set within gardens of over 0.25 acres, the property enjoys expansive lawns, mature planting and a terrace perfect for outdoor dining. A versatile garden cabin with Wi-Fi provides an ideal home office or studio, while a substantial gravel driveway and garage offer ample parking and storage.













LOCATION

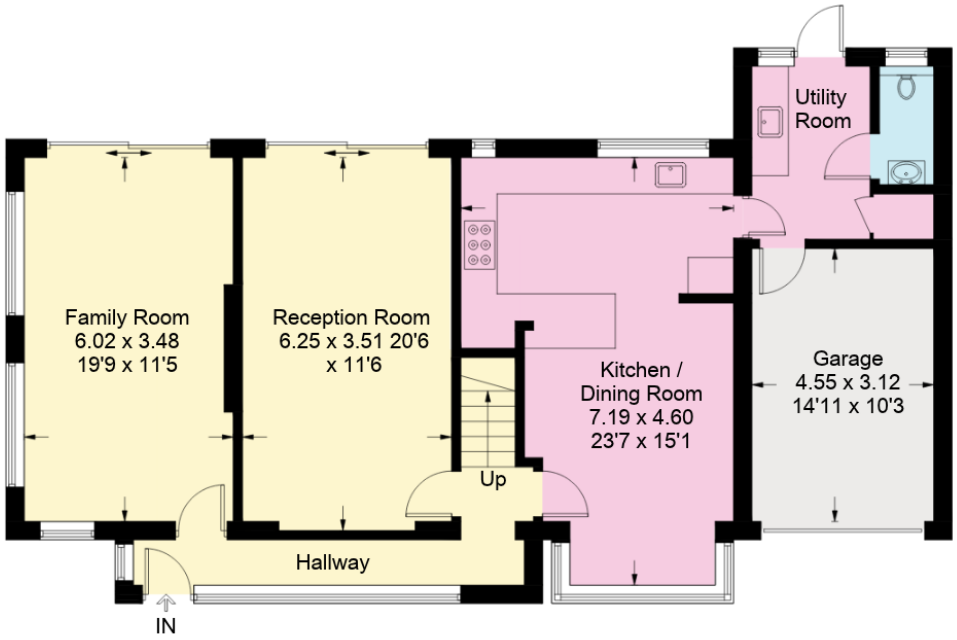
Ashtead village is nearby, offering a range of independent shops, while Ashtead Station provides direct services to London Waterloo and Victoria. The area is also renowned for its excellent state and private schools.

Epsom town centre is within easy reach, providing extensive shopping, dining and leisure facilities, including The Ashley Centre, cinema and a variety of family attractions.

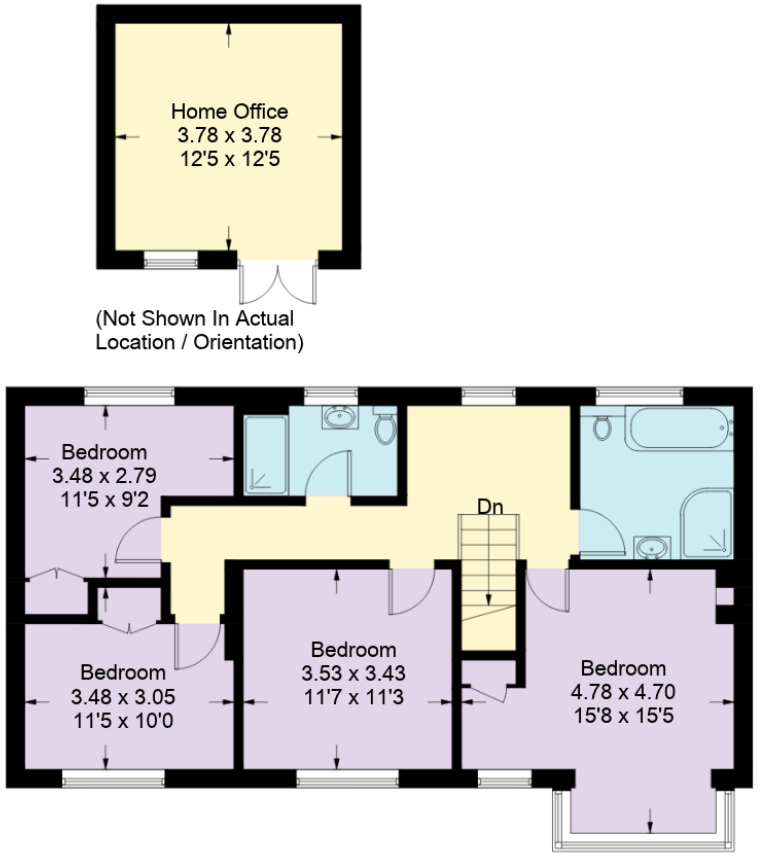
The RAC Woodcote Park and Beaverbrook Estate are both close by, offering exceptional golf, leisure and spa facilities, while the M25 and A3 provide convenient access to London, Heathrow and Gatwick Airports.



Approximate Gross Internal Area = 183.3 sq m / 1973 sq ft
Home Office = 14.7 sq m / 158 sq ft
Total = 198.0 sq m / 2131 sq ft



Ground Floor



First Floor

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 any decisions reliant upon them. (ID767266)

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