



Harriotts Lane, Ashtead



Harriotts Lane

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached House
- Three Double Bedrooms
- Self Contained Cabin
- South West Facing Garden
- Garage
- Mature Garden
- Utility Room





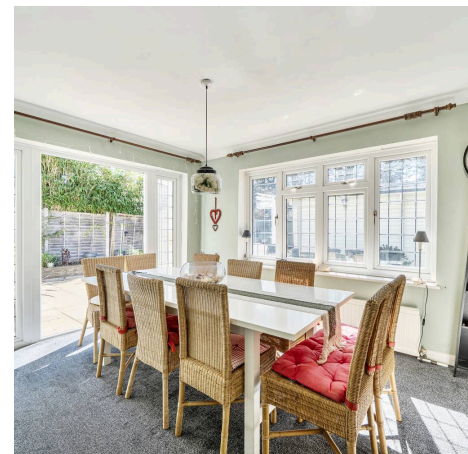
This substantial and beautifully balanced family home is set in one of Ashtead's Lanes. Offering approaching 1,900 sq ft of versatile accommodation including a self-contained annex, this is a home designed to adapt effortlessly to modern living.

The ground floor is centred around a generous kitchen and breakfast room, thoughtfully arranged with excellent proportions and direct connectivity to both the dining room and principal reception spaces. The living room spans an impressive footprint, providing a comfortable setting for everyday living. A separate utility room enhances practicality, while the integral garage offers further flexibility for storage or conversion, subject to the usual consents.

Upstairs, three well-proportioned bedrooms are arranged around a central landing, all served by a contemporary family bathroom. Each room enjoys a pleasing sense of space and natural light, with fitted storage enhancing functionality.

A notable feature of the property is the detached annex, providing an independent living space complete with its own kitchen, bathroom and bedroom. Ideal for guests, multi-generational living or a dedicated home office, this addition significantly elevates the overall offering.

This is a rare opportunity to secure a home that combines flexibility, scale and long-term potential, all within easy reach of Ashtead's village amenities, excellent schools and transport links.



Harriotts Lane, Ashted, KT21

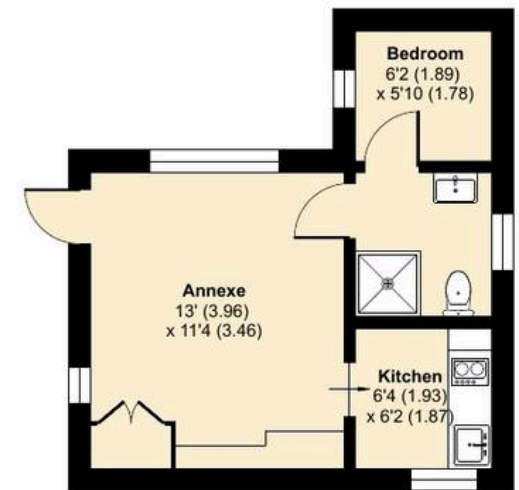
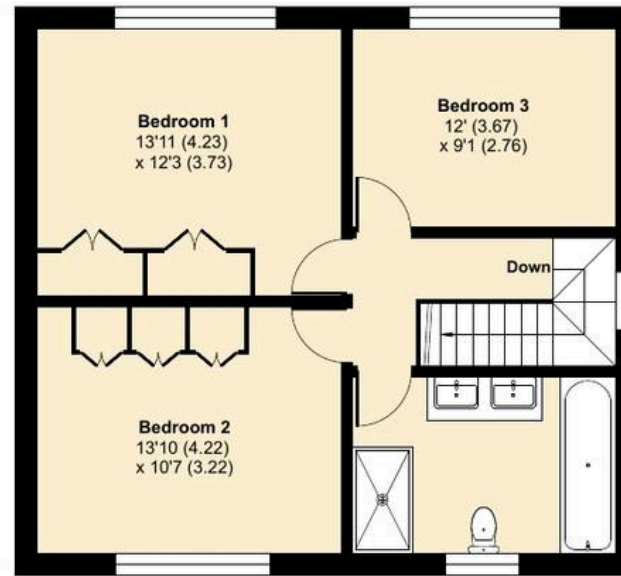
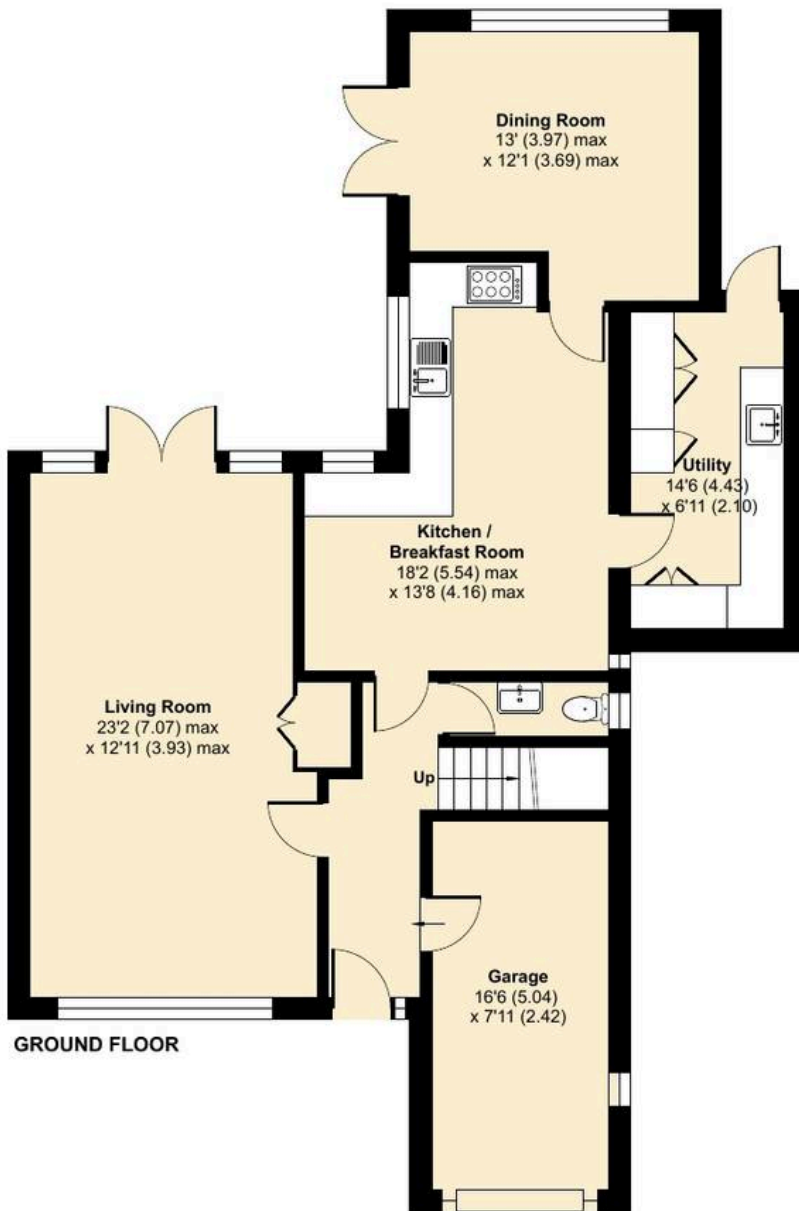
Approximate Area = 1490 sq ft / 138.4 sq m

Garage = 131 sq ft / 12.1 sq m

Annexe = 278 sq ft / 25.8 sq m

Total = 1899 sq ft / 176.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for V&H Homes. REF: 1439768

