



**Jackie Quinn**  
estate agents

**19 Harriotts Lane, Ashted**  
**£1,675,000**

An exceptional five bedroom family home arranged over three floors, immaculately presented throughout and offering approximately 3,293 sq ft of cleverly designed living space.

Situated in the sought after Ashtead "Lanes", the property features two generous reception rooms, along with an impressive 35ft x 14ft open plan family and dining area. This bright and spacious room benefits from bi-fold doors opening onto a superb 120ft rear garden, creating an ideal space for both everyday living and entertaining. The bespoke Shaker style design kitchen is fitted with a range of units and integrated appliances complete with a central island. A separate utility room provides further fitted units and integrated appliances, while also offering access to both the integral garage and the garden. A study and a cloakroom/WC complete the ground floor, which benefits from underfloor heating throughout and elegant engineered oak flooring.

Upstairs, the first floor comprises four well proportioned double bedrooms, two of which feature ensuite bathrooms, while one also enjoys a dedicated dressing area. A stylish family bathroom serves the remaining bedrooms, with the added luxury of underfloor heating in all bathrooms throughout the home. The top floor hosts a superb principal suite, enhanced by two large dormer windows and offering bedroom, bathroom, dressing, and additional living space.

Externally, the property boasts a substantial, landscaped rear garden with a patio area, mature trees, and thoughtfully planted borders. To the front, a spacious driveway provides ample off road parking for multiple vehicles and benefits from an EV charger. The home is also fully networked, offering wired internet access in every room, ideal for modern living and home working.

Many excellent, highly regarded schools are close by including Downsend, St Johns, St Andrew's and City of London Freemen's.

Both Ashtead Village and Craddocks Parade in Lower Ashtead are within easy reach and offer an excellent range of independent village shops together with high street favourites including an M&S Foodhall. A wide range of recreational pursuits are nearby including Ashtead Squash and Tennis Club and Ashtead Bowls Club.





**Approximate Gross Internal Area 3680 sq ft - 341.8155 sq m  
(Including Garage)**

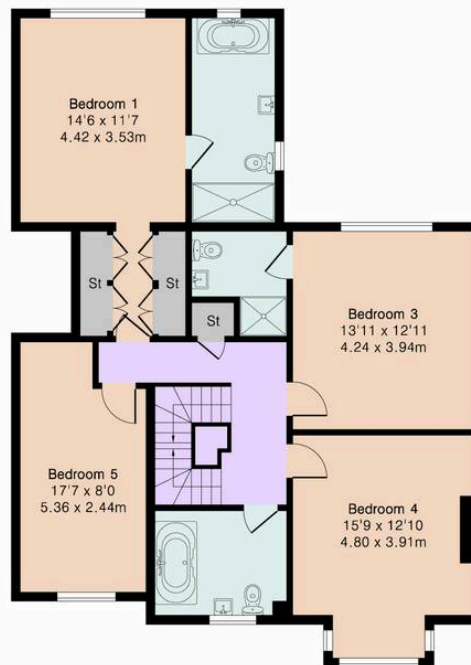
Ground Floor Area 1825 sq ft – 169.5094 sq m

First Floor Area 1166 sq ft – 108.2961 sq m

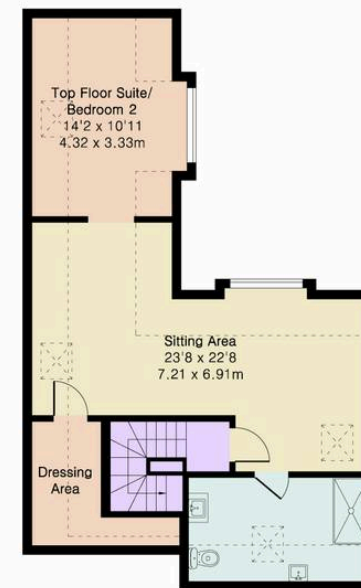
Second Floor Area 689 sq ft – 64.0100 sq m



Ground Floor



First Floor



Second Floor



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

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