



 **patrick
gardner**
RESIDENTIAL

17 Grove Road, Ashted, Surrey, KT21 1BE

Asking Price £525,000



- CHARACTER COTTAGE ON SOUTH SIDE
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- GATED SIDE ACCESS
- OFFERED WITH NO ON-GOING CHAIN
- TWO SEPARATE RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- GARDEN EXTENDING TO APPROX 63FT
- WALK TO VILLAGE SHOPS & SCHOOLS
- 0.77 MILE TO MAINLINE STATION

Description

Located just minutes' from Ashted village shops, this attractive character cottage is offered to the market with no on-going chain and has been a successful rental property since 2016 whilst also appealing to first-time buyers or downsizers.

A front reception room with fireplace and character surround is complemented by a separate dining room to the rear with generous under-stair cupboard and double aspect. A kitchen/breakfast room beyond comprises a wealth of wall and floor-standing cupboards, under-counter oven with hob over and space for fridge/freezer, washing machine and dishwasher. Conveniently, the kitchen/breakfast room also allows space for a small table and chairs along with direct access to the garden. Upstairs, there are two double bedrooms served by a family bathroom. The landing provides access to the loft space with ladder for easy access.

The rear garden extends to approx. 63ft at its' longest length and is currently landscaped for ease of maintenance but with a well-screened rear boundary and side access gate.

The road benefits from on-street residents permit parking and within-sight Grove Road public car-park is easily accessible for visitors.

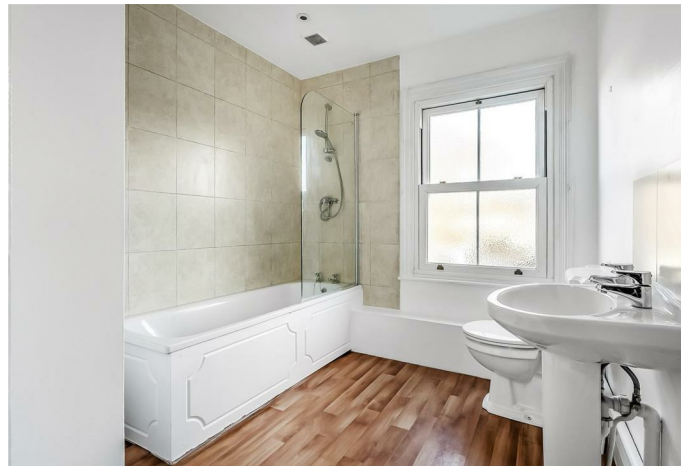
Situation

The property is located on the South side of Ashted and within easy walk of the village with its excellent local shopping facilities and bus routes.

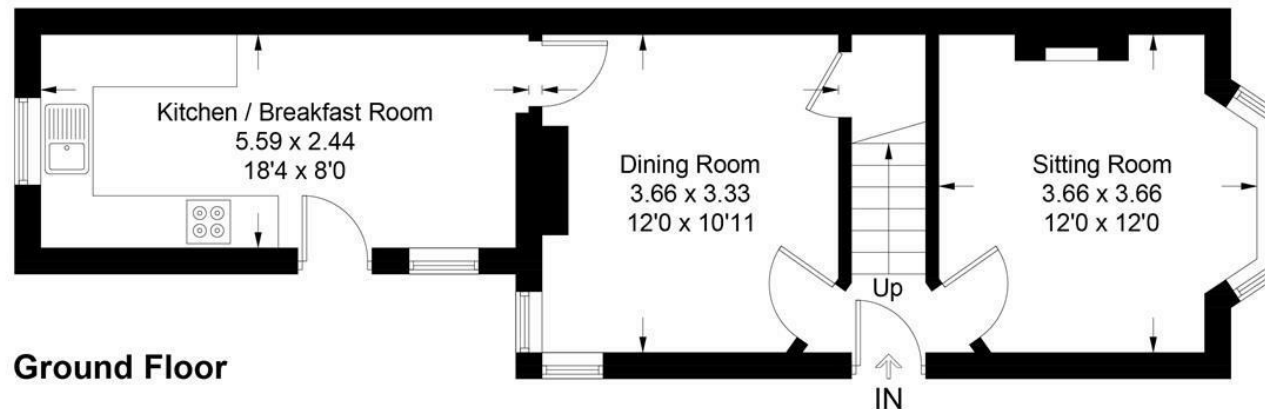
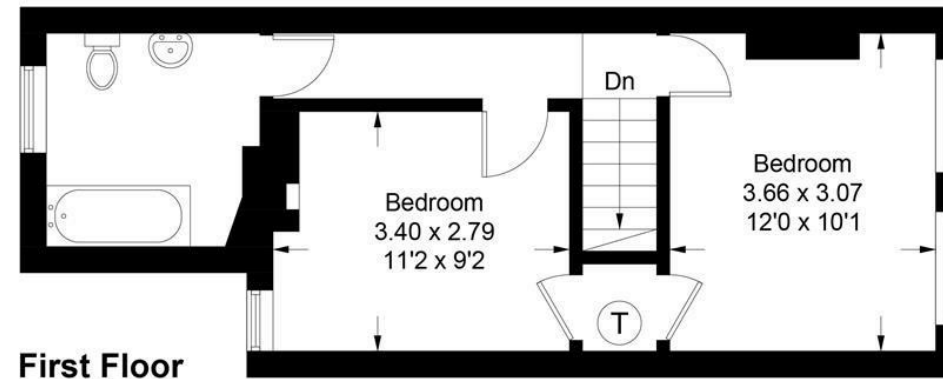
There are many well considered schools to hand in both the private and state sector including City of London Freeman's School in nearby Ashted Park and St Giles Primary School in Dene Road. Ashted Station is about a mile away providing fast and frequent services to Waterloo and Victoria.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There is a choice of recreational pursuits within easy access including tennis, squash and bowls clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom. Walking, road/ off road cycling and equestrian pursuits are popular nearby.

Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 77.3 sq m / 832 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. (ID1257772)

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66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

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