



 **patrick
gardner**
RESIDENTIAL

5 Ashted Lodge, 8 Parkers Lane, Ashted, Surrey, KT21 2AX

Guide Price £345,000



- IMPOSING GRADE 2 LISTED RESIDENCE
- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- COMMUNAL GARDEN & BIKE STORE
- WALK TO LOCAL SHOPS & AMENITIES
- LOWER GROUND APARTMENT
- OPEN PLAN LIVING/DINING ROOM
- DOUBLE DOORS OUT TO TERRACE
- ALLOCATED PARKING SPACE
- GATED ENTRY

Description

Positioned to the rear of an imposing Grade 2 listed residence just 0.17 miles to local shops and amenities on Ashted high street, this apartment is located to the rear of the house and approached via a gravel driveway leading to gated entrance to the grounds.

The property is situated on the lower ground level and shares a communal front door with just one other apartment. Thereafter, a private front door opens in to an entrance hall with superb storage cupboards to one wall. The open plan living/dining room benefits from double doors out to a terrace, leading up to the beautiful communal gardens beyond. A separate kitchen area to the rear of the reception space includes integrated appliances, gas hob and double oven. A generous double bedroom, with alcove ideal for storage, is served by a family bathroom comprising bath with shower over, w.c and wash hand basin.

Outside, the property benefits from an allocated parking space, use of the communal bike shed and garden which enjoys mature borders and manicured lawn.

Situation

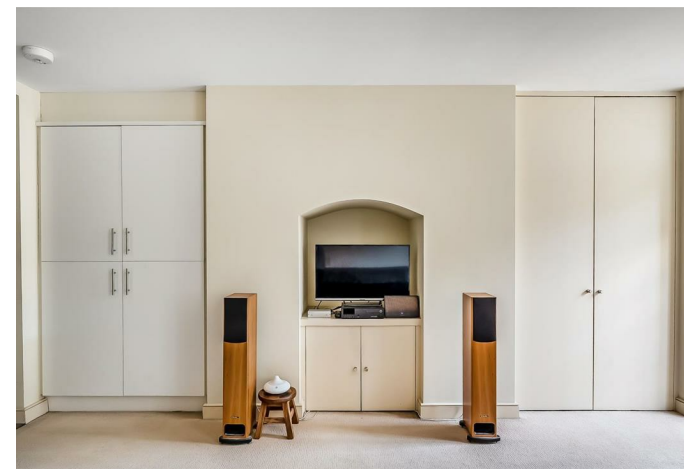
The property is situated in a convenient location for an easy walk into Ashted village with it's wide range of superb independent retailers and an M & S food hall. Leatherhead and Epsom town centres are nearby, offering even more comprehensive shopping facilities.

Excellent train services at Ashted's popular nearby commuter station provide services to London Bridge, Waterloo and Victoria.

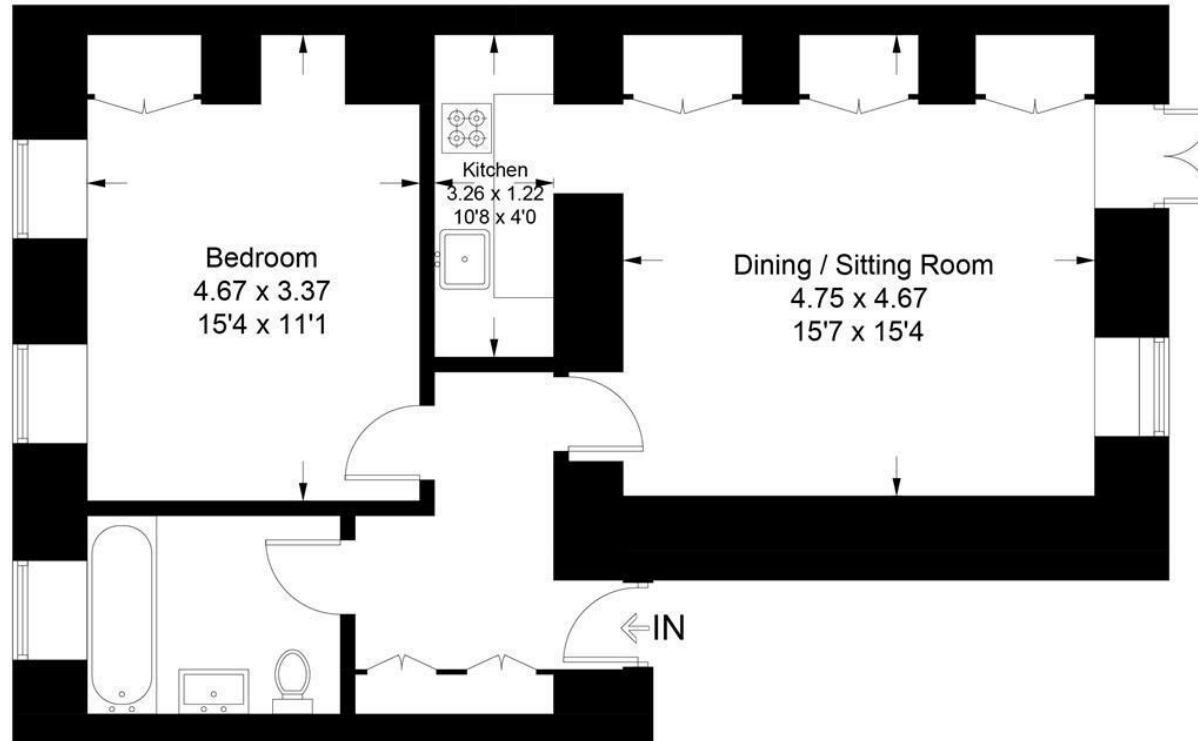
Highly regarded local schools, can be found a short walk away including Downsends School, St Andrews and West Ashted to name but a few.

The area abounds with a wealth of unspoilt greenbelt. Countryside pursuits nearby include mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are within easy reach.

Tenure	Leasehold - Share of Freehold
EPC	D
Council Tax Band	E
Lease	999 years from Sept 2007
Service Charge	£2,473 p.a.
Ground Rent	Peppercorn



Approximate Gross Internal Area = 58.9 sq m / 634 sq ft



Ground 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 decisions reliant upon them. (ID1202103)
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