



9 Gayton Close, Ashted, Surrey, KT21 2QJ

Guide Price £535,000



- DESIRABLE CUL-DE-SAC LOCATION
- LIVING/DINING ROOM
- FURTHER DOUBLE BEDROOM
- GARAGE & VISITOR PARKING
- NO ON-GOING CHAIN
- CLOSE TO SHOPS & STATION
- BEDROOM WITH EN-SUITE
- FAMILY BATHROOM & G/F GUEST WC
- GARDEN WITH SUNNY ASPECT
- IDEAL DOWNSIZE OR FIRST-TIME BUY

## Description

Approached via a neat path, a part-glazed front door opens in to an entrance hall benefitting from a useful guest toilet. The kitchen features a range of oak effect wall and base units along ample work surface over, incorporating a sink with delightful open outlook down the cul-de-sac and has space for a dishwasher, washing machine and upright fridge freezer. A bright and spacious living/dining room is to the rear of the property and benefits from a good size under stair storage cupboard and double French doors to the patio and garden beyond.

The bright first-floor landing gives access to an airing cupboard and two double bedrooms. The principal bedroom suite features fitted wardrobes, ample space for freestanding furniture and an en-suite shower room. A further double bedroom to the rear is served by a family bathroom, with white suite.

Outside. To the front, the property benefits from a small front garden and there is ownership of a single garage within a nearby block of just two others within the cul-de-sac and also within sight of the property.

To the rear of the property, a south easterly facing garden enjoys lawn and neat flower beds which are complimented by a level patio area adjacent to the house.

## Situation

The property is located in a Private cul-de-sac just off one of Ashted's most sought after residential roads within walking distance of the ever popular mainline station at Ashted with fast and frequent services to London Waterloo and Victoria.

There are also excellent local shopping facilities nearby including highly regarded independent retailers on The Street including Marks & Spencer Foodhall with more comprehensive shopping facilities nearby in Epsom and Leatherhead. The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling. Excellent local schools both state and private can be found within walking distance including Barnett Wood Infant's, The Giles, The City of London Freemen's, St. Andrews and Downsend. A choice of recreational pursuits including Ashted Squash and Tennis club, the RAC Country club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

### Tenure

Freehold

### EPC

C

### Council Tax Band

E

### Private Road Maintenance Charge

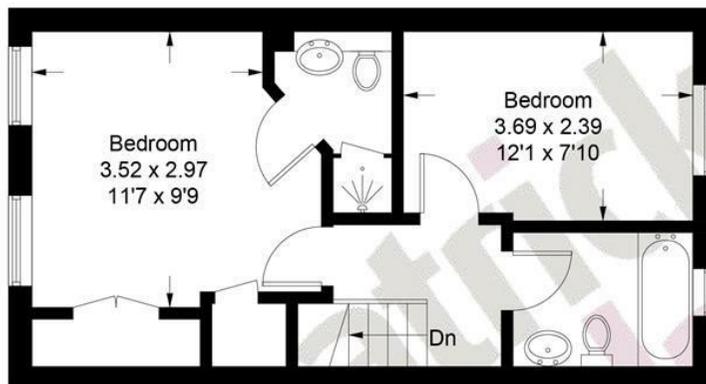
£339.85 per annum  
(01/04/26-31/03/27)

### Ground Rent

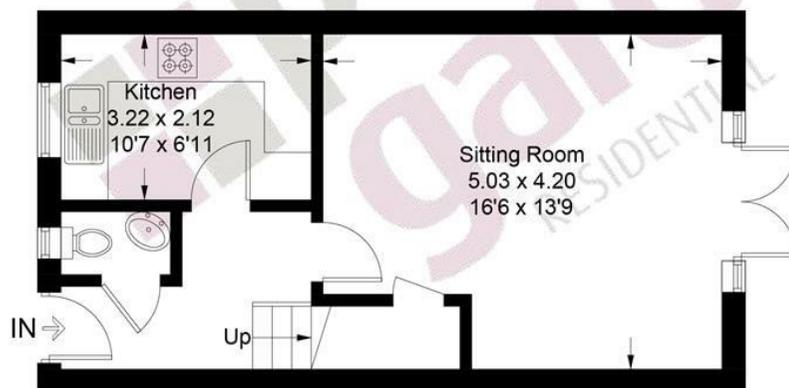
£1.00 per annum



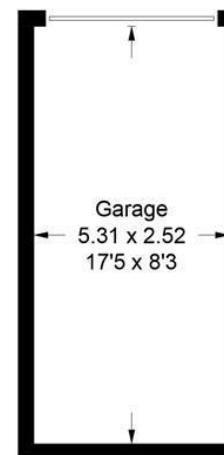
Approximate Gross Internal Area = 72.2 sq m / 777 sq ft  
Garage = 13.2 sq m / 142 sq ft  
Total = 85.4 sq m / 919 sq ft



**First Floor**



**Ground Floor**



(Not Shown In Actual  
Location / Orientation)

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. (ID1285173)

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