



Apple Tree Cottage, Rectory Close, Ashted, Surrey, KT21 2AZ

Price Guide £1,100,000



- NO ONWARD CHAIN
- KITCHEN WITH WALK-IN LARDER
- 4 BEDROOMS
- GARDENER'S TOILET & OUTSIDE STORE
- SOUGHT AFTER PRIVATE CUL-DE-SAC
- FLEXIBLE ACCOMMODATION
- 3 RECEPTION ROOMS
- BATHROOM & SHOWER ROOM
- GATED DRIVEWAY
- WITHIN WALK OF SCHOOLS & VILLAGE

## Description

Available for the first time in 60 years is this charming, detached family home, featuring a part-walled garden and situated in the heart of the popular village of Ashtead.

An open storm porch shelters the front door, which leads into a welcoming hallway, with understairs cupboard, and all the reception rooms off. Two reception rooms overlook the front garden, one featuring an en-suite shower room and the other a pleasant dual aspect. To the rear is a reception room overlooking the striking garden, featuring a fireplace and French doors to the garden. The kitchen has views over the garden and a good range of units, with space for white goods and a breakfast table plus a large larder, while a door opens to the garden, providing access to a gardener's toilet just outside.

From the first-floor landing are all the bedrooms: three double and one well-appointed single. Three of these have built-in storage; one has an airing cupboard, and another a vanity sink. This floor is served by a family bathroom with both a bath and freestanding shower.

Outside. The beautiful garden is part-walled and well-established with mature hedging, fruit trees and shrubs – and enjoys plenty of seclusion. There is a distinctive gardener's shed with a glazed side. Side access leads to the front of the plot and ample gated off-street parking.

## Situation

The property is situated in a highly desirable cul-de-sac within a short, flat walk of the village on the south side of Ashtead village, which has a variety of local independent shops.

First-class schooling within easy walking distance includes the highly regarded St Giles Primary School and The City of London Freeman's School.

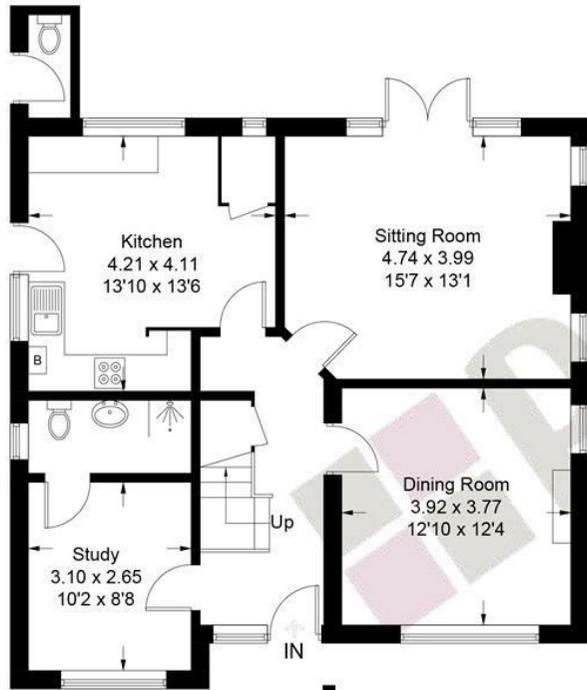
Excellent train services at Ashtead mainline station serve London Waterloo, Victoria and London Bridge.

Nearby, within walking distance, the area abounds with a wealth of Greenbelt. Countryside pursuits include easy access for mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are also nearby.

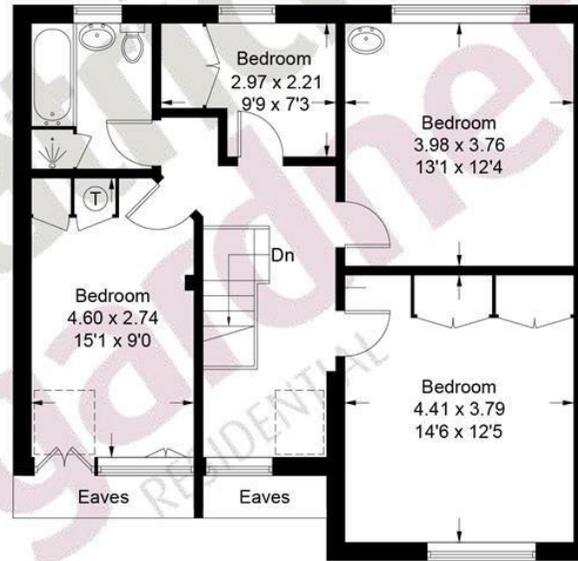
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



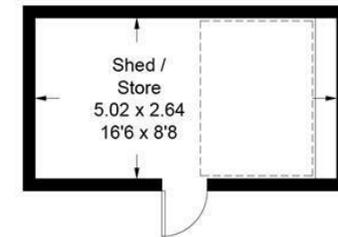
Approximate Gross Internal Area = 144.8 sq m / 1559 sq ft  
Shed / Store / External WC = 14.5 sq m / 156 sq ft  
Total = 159.3 sq m / 1715 sq ft



Ground Floor



First 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. (ID1281015)

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