



6 Crofton Woodfield Lane, Ashted, KT21 2BH

Price Guide £595,000





- SOUGHT AFTER LOCATION
- FLEXIBLE DUPLEX ACCOMMODATION
- SPACIOUS LOUNGE/DINING ROOM
- THREE BEDROOMS & TWO BATHROOMS
- SIZABLE BALCONY WITH VIEWS
- VIEWS OVER SPORTING GREENS
- PRETTY COMMUNAL GROUNDS
- GARAGE EN-BLOCK
- RESIDENTS LAUNDRY ROOM
- VERY CLOSE TO AMENITIES



## Description

Within an easy walk of the Village, with it's wide reaching amenities and mainline station, this spacious flexibly laid out duplex apartment is situated in a sought-after development with enviable views over Ashtead Cricket grounds and Bowls Green. This home is fitted with serviced stairlifts to each floor for ease of access, which can be removed pre sale if preferred.

From the front door a wide staircase with stairlift leads to the first floor featuring useful built in display storage and two store cupboards. The triple aspect lounge/dining room features picture window and double glazed door opening onto a generous balcony. There is ample room for both separate dining and lounge suites with views over the well groomed sports greens. The kitchen off the lounge enjoys a dual aspect, a range of wall and base units, a larder cupboard, built in hob, extractor, double oven with space for a choice of white goods.

Also on this floor are two comfortably sized bedrooms, one with built in storage and a family shower room, with shower enclosure and some built in storage.

A second stairlift leads to the second floor, a spacious bathroom with bidet, and the spacious third bedroom. This bright and spacious room has 3 large Velux windows looking toward the greens, ample built in wardrobes and easily accessed eaves storage.

The property benefits from use of a communal laundry room, visitors parking and its own garage, surrounded by lovingly kept communal grounds.



## Situation

Ashtead village centre has a large selection of independent retailers offering an excellent choice of everyday shopping facilities and services in the local community. In addition, doctors surgery, dentists and Library are all within walking distance of the property.

Ashtead mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to the motorway network and both Heathrow and Gatwick airports.

Bus stops are within walking distance providing services to the local towns of Epsom and Leatherhead with connections to the wider network beyond.

The vast open countryside surrounding the village gives ample opportunity to enjoy a variety of enjoyable walks.

**Tenure**  
**EPC**  
**Council Tax Band**  
**Lease**  
**Service Charge**  
**Ground Rent**

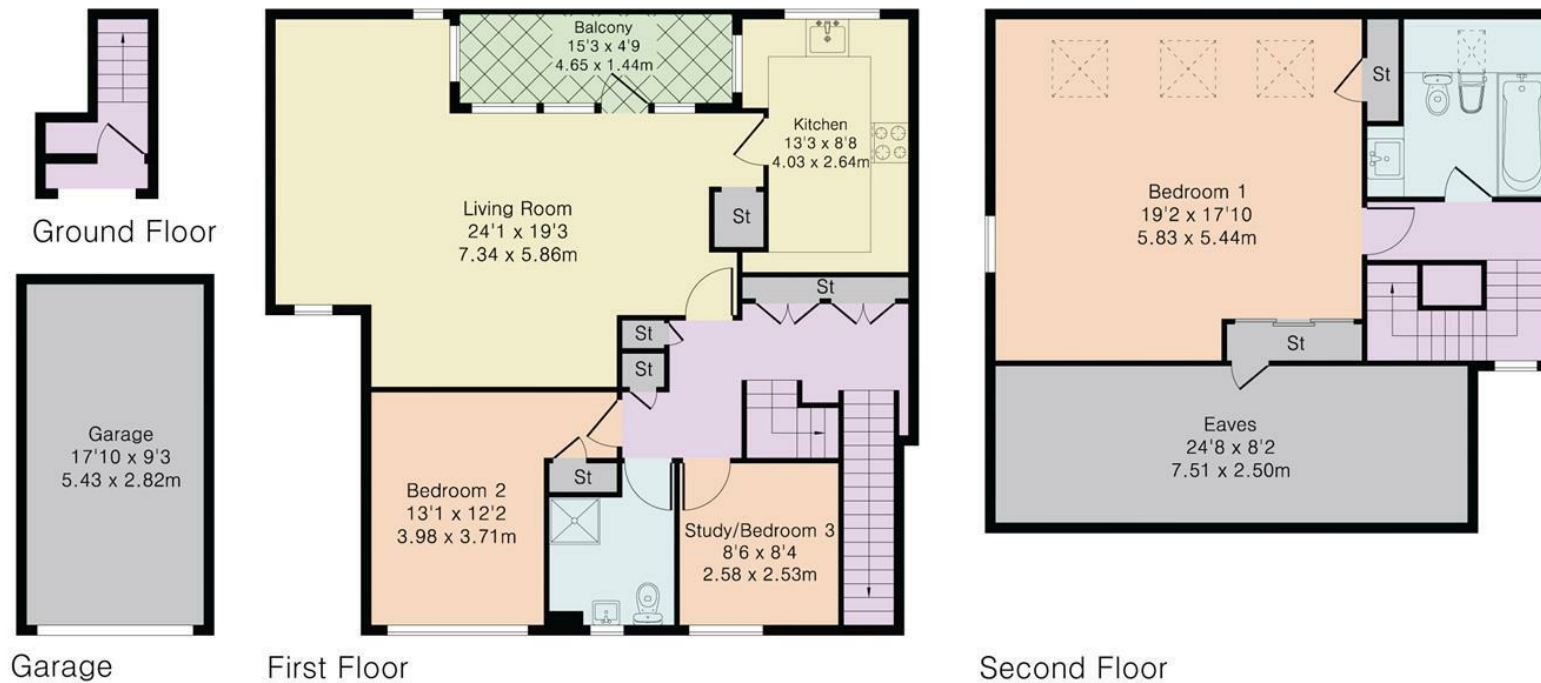
Leasehold  
C  
F  
999 years from 01/01/2014  
£1,445.10  
£0

Approximate Gross Internal Area 1558 sq ft – 145 sq m

First Floor Area 879 sq ft – 82 sq m

Second Floor Area 514 sq ft – 48 sq m

Garage Area 165 sq ft – 15 sq m



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