



**patrick
gardner**
RESIDENTIAL

11 Rectory Lane, Ashted, Surrey, KT21 2BA

Offers In The Region Of £630,000



- CHERISHED CHARACTER COTTAGE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- DRIVEWAY PARKING
- PRIME VILLAGE LOCATION
- STYLISH FITTED KITCHEN
- AMPLE BUILT-IN STORAGE
- REAR GARDEN WITH SIDE ACCESS
- VIEWING RECOMMENDED

Description

Located in a sought after lane on the South side of Ashted village, is this extended much loved, well presented home.

From the front door, an entrance hall opens in to both the dining room to the rear and living room to the front. The beautifully presented living room enjoys a stylish fireplace and a bay window with inset bespoke storage cupboards. The dual aspect dining room has ample space for a dining table, seating and boasts a large understairs cupboard. This room leads into the kitchen, fitted with a range of contemporary wall and base units with stone worktops and upstands over. There is a double oven, electric hob and extractor over with an integrated fridge freezer, dishwasher, space for a washer dryer and a door to the garden.

On the first floor, are two good sized bedrooms, one with built in wardrobes and a spacious family bathroom, with over bath shower. The second floor boasts the spacious principal bedroom which is flooded by natural light, thanks to a Juliet balcony, Velux and standard windows and comes complete with an abundance of built in wardrobes.

Complementing this home is a landscaped, well planted cottage style garden, ideal for entertaining with a patio, neat lawn and pathway to a handy shed. Side access leads to the front of the property and it's off-street parking.

Situation

The property is located on the South side of Ashted and within a stone's throw of the village with its excellent local shopping facilities, both traditional and contemporary and enjoys a choice of 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 first school in Dene Road. Ashted Station is about a mile away providing fast and frequent services to Waterloo, London Bridge & 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

E



Approximate Gross Internal Area = 99.4 sq m / 1070 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. (ID1216260)
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