



30 Skinners Lane, Ashted, Surrey, KT21 2NR

Asking Price £699,999



- PERIOD HOME IN SOUGHT AFTER 'LANES'
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- SUNNY GARDEN WITH REAR ACCESS
- WELL MAINTAINED WITH CHARACTER FEATURES
- CLOSE TO DESIRABLE SCHOOLS
- KITCHEN/DINING ROOM
- EN-SUITE & FAMILY BATHROOM
- WALKING DISTANCE OF STATION
- INTEGRATED PROJECTOR & SCREEN HOUSING

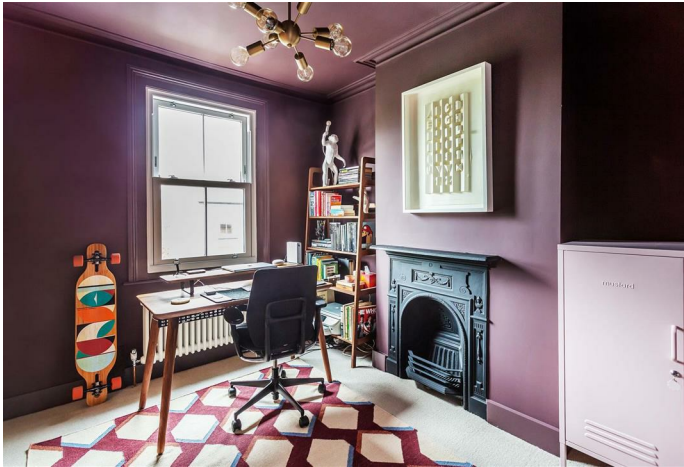
Description

This striking Edwardian Cottage has been well maintained, the current owners have completed the double glazing, fitted a new front door, updated the guttering, fascias and soffits, replastered areas, added modern cabling, fitted cast iron radiators to the ground floor, built in storage and have also fitted a new kitchen, bathroom and desirable Amtico flooring to the entire ground floor.

Characterful steps lead to the front door and in to a bright hall way, with under stairs storage and utility area. To the front of the house is a sitting room with a square bay and a feature fireplace. To the rear is fantastically zoned with an open plan family/kitchen/dining room with bi-folding doors to the garden, The Schmidt kitchen area has a range of wall and floor mounted storage cupboards, with a built in fridge freezer, oven, 5 ring hob, microwave/oven and a warming draw. The dining area holds a family table and is complemented by bespoke built in storage cupboards to the alcoves and opens through to an inviting seating area with stylish built in cupboards and shelving.

Off a bright first floor landing are two double bedrooms with stylish décor, served by a recently refitted family bathroom, each complementing the period of the home. A further staircase leads to the spacious principal suite with ample space for a range of freestanding furniture. This room is flooded with natural light by a dormer window overlooking the garden and is served by an en-suite shower room.

Outside the rear garden enjoys a sunny southerly aspect and is mainly laid to lawn with a raised flower bed, shrubs and a garden shed. The property benefits from gated access to the rear. Unrestricted on street parking serves this and neighbouring properties.



Situation

The property is located in a sought after residential road, within walking distance of Ashted's mainline station with services to London Bridge, Waterloo and Victoria. The M25's junction 9 is within a short drive connecting the house well to the major road network and providing easy access to London's major airports.

There are excellent shopping facilities within the Village including many traditional retailers, supported by an even more extensive range in the neighbour towns of leatherhead & Epsom, served by Bus routes.

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. A choice of recreational pursuits including Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

A major draw to the Village is it's highly regarded local schools both state and private, many within walking distance including Barnett Wood Infant School, Downsends, West Ashted Primary, City of London Freemans and St Andrew's, to name but a few.

Tenure	Freehold
EPC	D
Council Tax Band	D

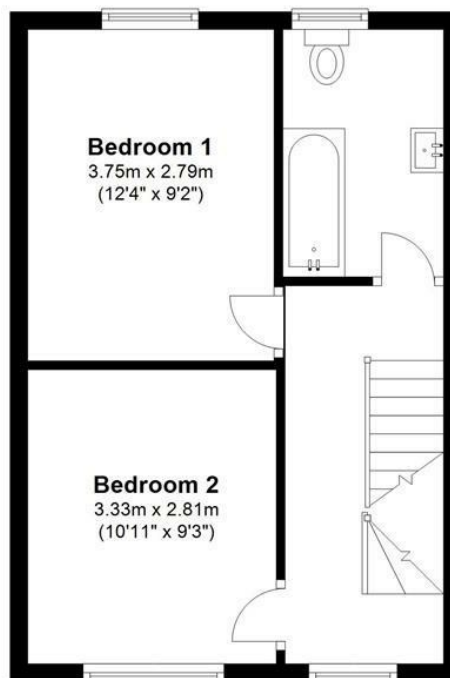
Ground Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Second Floor

Approx. 24.6 sq. metres (264.3 sq. feet)



Total area: approx. 108.4 sq. metres (1166.3 sq. feet)

66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

