



Hawthorn Cottage Crampshaw Lane, Ashted, Surrey, KT21 2UD

Guide Price £1,500,000



- DETACHED DOUBLE FRONTED HOME
- GROUNDS OF JUST OVER 1/3 OF AN ACRE
- THREE RECEPTION ROOMS
- UTILITY & CLOAKROOM
- EN-SUITE + FAMILY BATHROOM
- SOUGHT AFTER PART OF ASHTEAD VILLAGE
- BRIGHT KITCHEN/FAMILY/BREAKFAST ROOM
- SEPARATE ANNEXE ACCOMMODATION
- FOUR BEDROOMS
- DOUBLE GARAGE & LARGE DRIVEWAY

Description

Hawthorn Cottage is a characterful detached double fronted home. This gated plot features a bloc-paved driveway leading to a double garage, past a neat front garden and to an inviting front door with a storm porch over. Inside, the inviting hallway leads to a guest toilet and each reception room. The living room boasts a triple aspect, with feature windows and modernised inglenook fireplace, with patio doors to the garden. The family room interlinks with the music room and features space for a snug/playroom/TV lounge, opening into a music room/study, with a wall of built in storage. Overlooking the garden is a bright kitchen/family/breakfast room with doors to the patio, with ample room for a dining table and further seating. The contemporary kitchen has a built-in sound system, ample two-tone wall and base units with granite worktops over. There is space for an integrated; dishwasher, wine cooler and a freestanding fridge freezer, complemented by a built in oven and gas hob with an extractor over. A utility room completes the ground floor and has space for a washing machine and tumble dryer.

The staircase leads to a bright first floor landing. There are three double bedrooms and one single, each with built in wardrobes. Both the bright principal and second bedroom enjoy a dual aspect, the principal also features an en-suite shower room. Bedroom two also has a dual aspect, this and bedroom three are double in size, bedroom four is a single bedroom, each feature fitted wardrobes and are served by a spacious family bathroom with over bath shower.

A particular feature of this home is it's separate spacious detached annexe facility with bedroom/sitting room and en-suite, with a walk-in shower. This space could be enlarged, subject to normal consent, with relative ease as it adjoins the double garage, with a remotely operated electric door.

Outside are mature grounds of 0.381 of an acre. The rear garden, is mainly laid to lawn with mature trees and shrubs offering much privacy. There is a paved patio to the rear and side as well as double gated side entrance, outside lighting, power and water tap.



Situation

Hawthorn Cottage is located on a sought-after residential road on the south side of Ashted Village just a short walk away from useful amenities including a good range of independent Village shops in The Street.

A particular draw to the village is it's first class schooling, such as the highly regarded St Giles primary, The City of London Freeman's Schools and Downsend, to name but a few.

Within walking distance is a wealth of Greenbelt, ideal for dog walking, cycling and country pursuits.

Access to Junction 9 of the M25 is within two miles of Ashted linking Heathrow & Gatwick airports and the national motorway network. Excellent train services at Ashted mainline station serve London Bridge, Waterloo and Victoria (42 mins approx.).

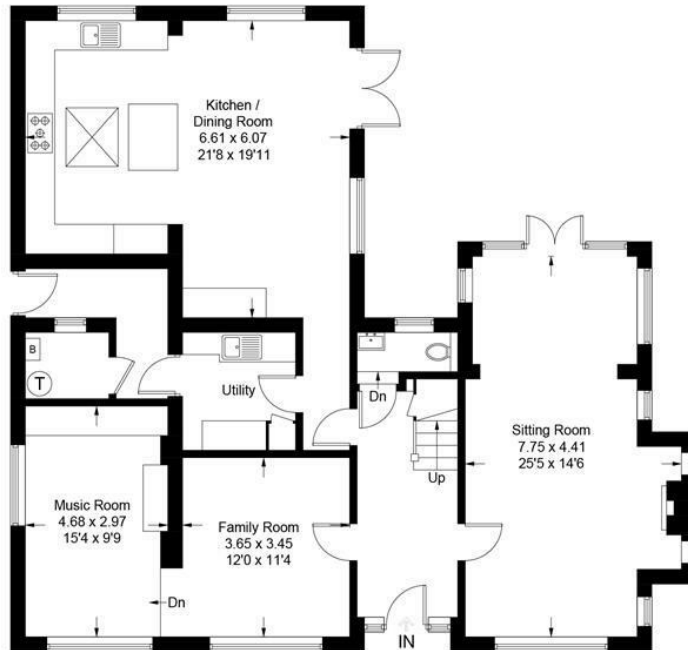
Tenure	Freehold
EPC	D
Council Tax Band	G



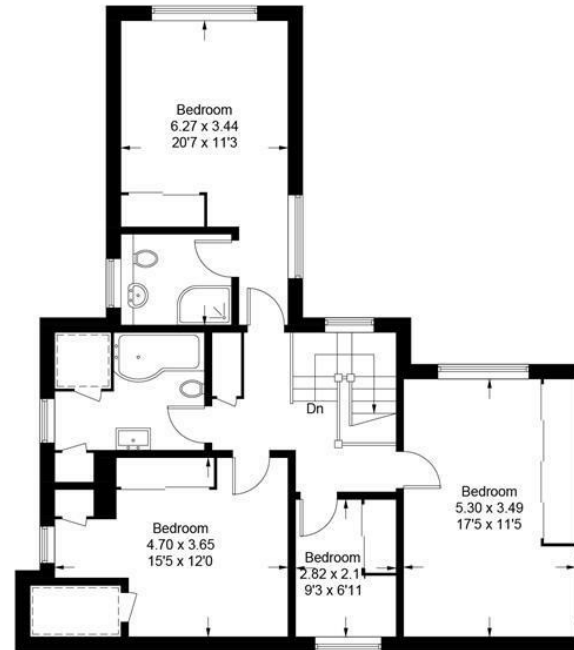
Approximate Gross Internal Area = 210.9 sq m / 2270 sq ft
 Office / Garage = 52.1 sq m / 561 sq ft
 Total = 263.0 sq m / 2831 sq ft



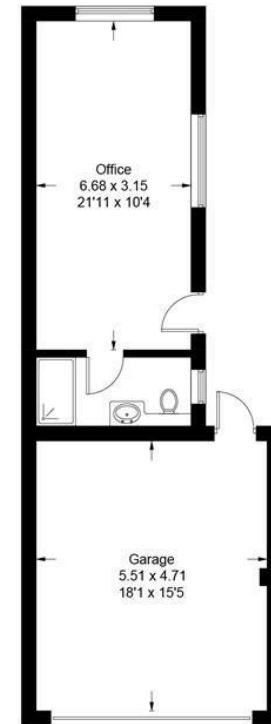
 = Reduced headroom below 1.5m / 5'0"



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. (ID1210814)

www.bagshawandhardy.com © 2025

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.

