



86 Ottways Lane, Ashted, Surrey, KT21 2PW

Guide Price £795,000



- CHARACTERFUL DETACHED HOME
- KITCHEN & UTILITY AREA
- THREE DOUBLE BEDROOMS
- MATURE FAMILY GARDEN
- WALKING DISTANCE TO DESIRED SCHOOLS
- TRIPLE ASPECT LIVING/DINING ROOM
- GROUND FLOOR W.C
- FAMILY BATHROOM & SEPARATE W.C
- DRIVEWAY & GARAGE
- CLOSE TO VILLAGE AMENITIES

Description

Greenwood is a characterful detached three bedroom family home which offers buyers scope to modernise and extend STPP.

The front door, covered by a storm porch, opens into a bright hallway with stairs to the first-floor and doors to all reception areas. The living space has been opened through to provide a large triple aspect reception/dining room and features a fireplace and French doors overlooking the garden. The kitchen has a range of wall and base units with a freestanding cooker and extractor over and leads through to a rear lobby with a freestanding washing machine and space for further white goods. From here there is a handy door to the garden. A guest toilet and under stairs storage complete the ground floor accommodation.

From a bright galleried first-floor landing, featuring an attractive storage cupboard, are three double bedrooms. The principal bedroom has a triple aspect and so lends itself to having an en-suite created with relative ease. A family bathroom and separate toilet serve these rooms.

Outside, there is an enclosed rear garden of over 100 ft long, ideal for families and is mainly laid to lawn with a patio, mature trees and shrubs which offers much privacy. Side access leads to the front garden along with side access door to garage. The front garden is also mostly laid to lawn and is complemented by driveway parking for numerous cars and access to a single garage.



Situation

Located in the favoured 'Lanes' area of Ashted and is within approximately 26 minutes walk to Ashted's mainline station with services to London Waterloo, London Bridge and Victoria.

Highly regarded local schools both state and private can be found within walking distance including St Andrews, Downsend, St Peter's, Barnett Wood Infants School, West Ashted Primary and The City of London Freeman's School, to name but a few.

Excellent local shopping facilities and bus routes can be found nearby in either The Street or Craddocks Parade, with more extensive shopping facilities within the nearby towns of Epsom & Leatherhead.

The area abounds in a wealth of open unspoilt countryside much of which is National trust and Green Belt which provides open spaces for country walks, riding and cycling. A wide choice of recreational pursuits include but are not limited to; Ashted Squash and tennis Club, Ashted Cricket club, the RAC country club in Woodcote Park and Tyrrells Wood Golf Club, all within the vicinity.

Tenure

Freehold

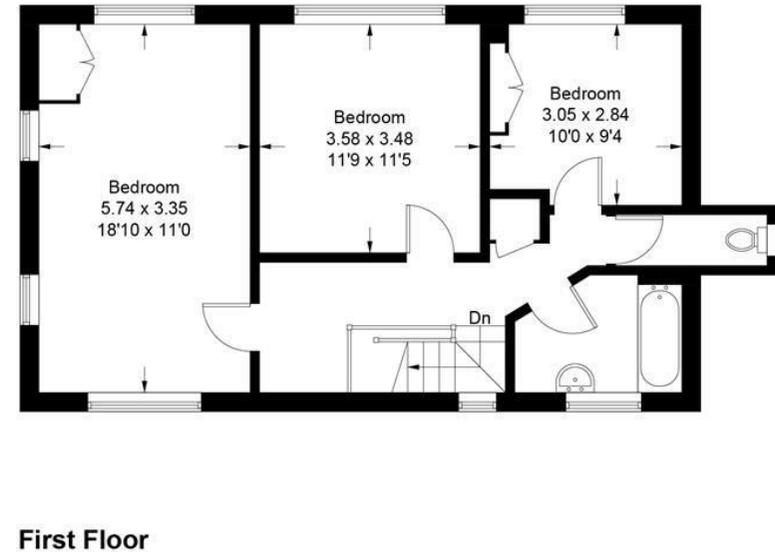
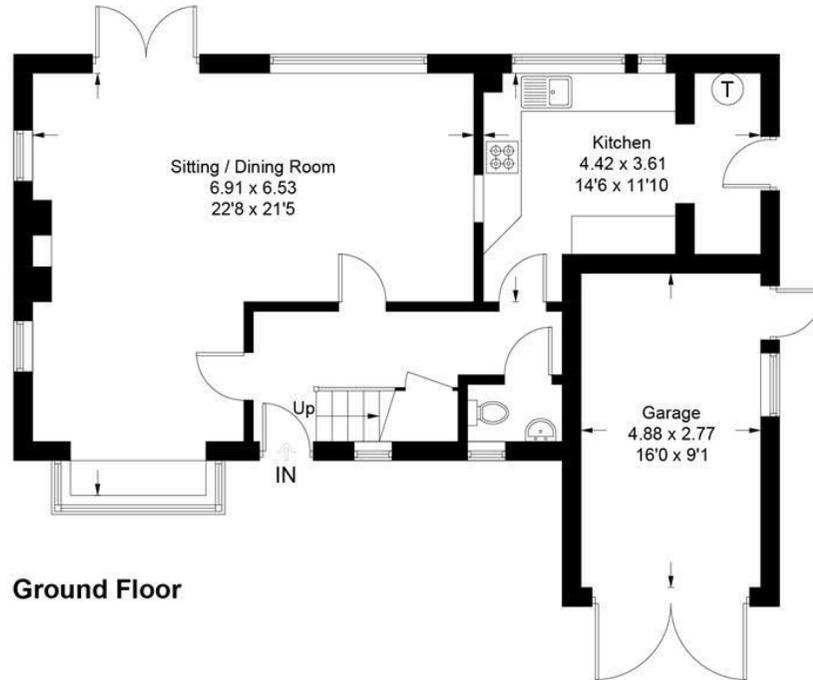
EPC

E

Council Tax Band

G

Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 134.9 sq m / 1452 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. (ID1132386)

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