



3 Ottways Lane, Ashted, Surrey, KT21 2PF

Asking Price £735,000



- DETACHED FAMILY HOME
- KITCHEN BREAKFAST ROOM
- CLOAKROOM
- SECLUDED FRONT GARDEN
- CLOSE TO AMENITIES
- TWO RECEPTION SPACES
- THREE DOUBLE BEDROOMS
- GARAGE & DRIVEWAY
- SUNNY REAR GARDEN
- WITHIN WALK OF DESIRABLE SCHOOLS

## Description

This lovingly maintained, well presented detached family home enjoys much seclusion without isolation from neighbouring homes.

The front door opens to the hallway, benefitting from a cloakroom and under-stairs storage cupboard. To the rear is a double reception room over looking the garden, offering ample space for both a dining table and inviting lounge area, with patio doors directly to the family garden. The kitchen breakfast room has a range of wall and base units with space for a tumble dryer, washing machine, fridge freezer and cooker. There is ample worksurface space which also incorporates a separate breakfast bar area. This floor is complemented by a very much loved conservatory/second living space flooded by natural light with doors to the garden.

The landing enjoys natural light and has a handy airing cupboard leading to each of the double bedrooms. All three bedrooms feature built in storage and are bright thanks to their large windows, and all are served by a modern family bathroom with vanity storage unit and an over-bath shower.

Outside. The garage is situated conveniently near to the front door and has side access, with driveway parking beyond. The front garden is wonderfully secluded with mature trees providing privacy. The rear garden, with side access gate enjoys a southerly aspect and is enclosed by panel fencing with some mature hedging for interest and has a small patio area to the rear of the house.

## Situation

Located in the popular "Lanes" area of Ashted, the house is within walking distance of several highly-regarded state and private schools, as well as being less than 1 mile (0.94) from Ashted main line station, approximately a 15 minute walk.

The village has an excellent choice of independent butchers, green grocers, etc. There are small supermarkets in the village itself, and a M&S food store. Larger branches of Waitrose, Sainsbury's, Tesco's are all within a five minute drive in neighbouring Leatherhead.

There is easy access to unspoiled countryside, much of which is National Trust and Green Belt, providing ideal open spaces for cycling, riding and country walks. The village itself has excellent sport and social facilities, including very popular tennis, cricket and football clubs. There are golf courses at the RAC Club in Epsom and Tyrrells Wood in Leatherhead.

Transport links are excellent. The station provides regular services to Waterloo, London Bridge & Victoria, and Junction 9 of the M25 gives direct routes to both Heathrow and Gatwick.

**Tenure**

Freehold

**EPC**

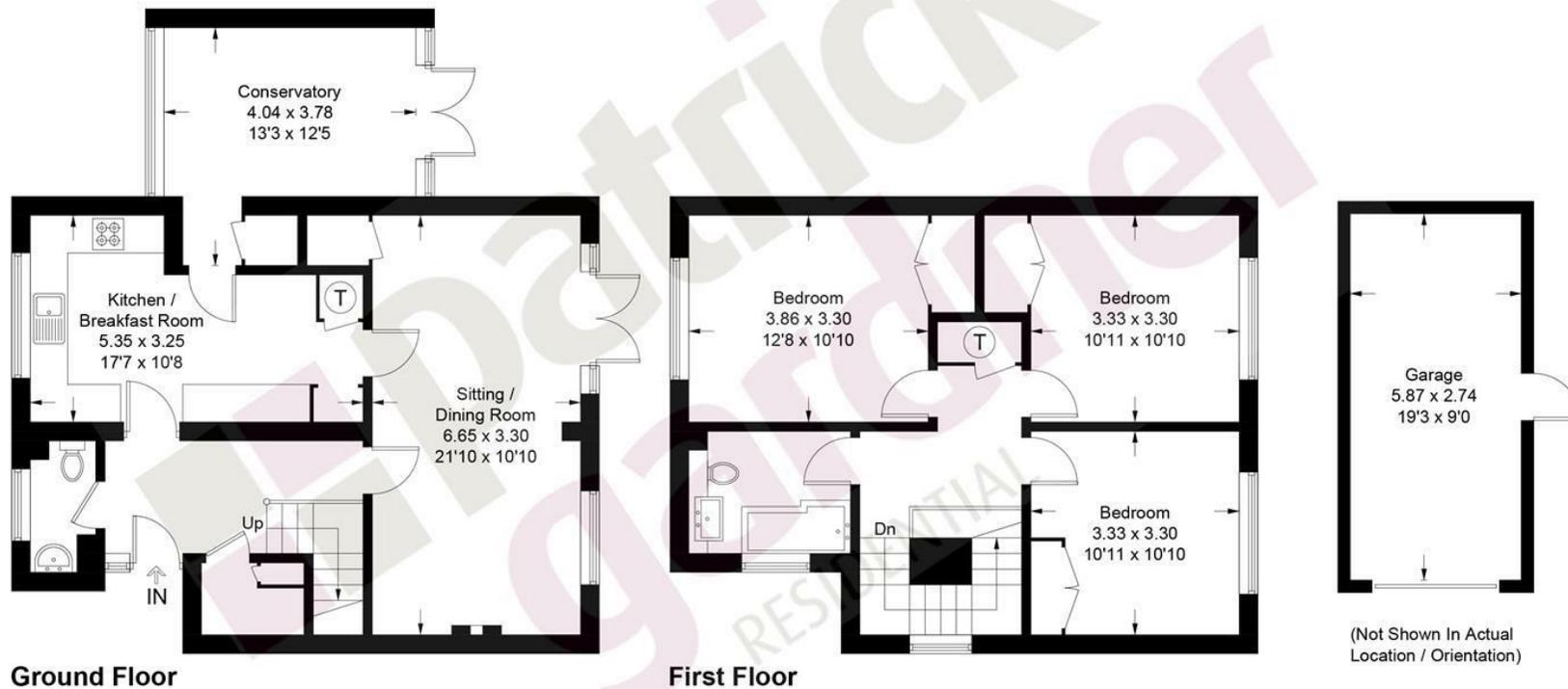
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**Council Tax Band**

F



Approximate Gross Internal Area = 124.4 sq m / 1339 sq ft  
Garage = 16.1 sq m / 173 sq ft  
Total = 140.5 sq m / 1512 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. (ID1232917)

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