



6 Gladstone Road, Ashted, KT21 2NS

Guide Price £635,000





- SPACIOUS EDWARDIAN COTTAGE
- TWO FIRST FLOOR BEDROOMS
- SOCIABLE GARDEN
- CLOAKROOM
- SCOPE TO EXTEND
- 2 RECEPTION ROOMS
- FITTED LOFT SPACE
- RECENTLY REFITTED KITCHEN
- FAMILY BATHROOM
- CABIN WITH POWER & LIGHT



## Description

This Semi-Detached Character Edwardian Cottage sits in a sought-after cul-de-sac in the Lanes area of Ashtead.

From an established front garden a door leads into a hallway, with stairs to the first floor and doors to both reception rooms. The period styled main reception boasts a bay window and, a period style fireplace. Reception two overlooks the garden via a dual aspect, has a WC off and leads to the kitchen. The dual aspect kitchen is a particular feature having been stylishly refitted in the last year, featuring a range of wall and base units, space for a freestanding gas cooker and fridge freezer, a butler sink, an integrated dishwasher finished with complementary quartz worktops. From here a door leads to the garden.

On the first floor doors lead to two bedrooms, both with period features, the principal with attractive shutters. Both are served by a spacious period style bathroom. In addition the loft has been boarded and is currently dressed as a bedroom, however these historic fittings have no building regulation certificates, the area is accessed via a loft ladder and so it cannot be classified as a 3rd bedroom or liveable space.

Outside. An inviting landscaped space has been created with; space to entertain on a generous patio area, a manageable sized lawn, a range of planting, an eye catching covered area and steps to a recently installed log cabin, complete with power and light.

Due to the position of this plot there is scope to create a driveway off the garden STPP, however the current owners find the on road parking is sufficient.



## Situation

Conveniently situated in a sought after cul-de-sac in the 'lanes' with its excellent local shopping facilities and station which provides fast and frequent services to Waterloo (38mins) London Bridge & Victoria.

The area generally abounds with open unspoilt countryside much of which is National Trust and Green Belt. There are many well considered schools to hand in both the private and state sector including City of London Freeman's school in Ashtead Park and the 'outstanding' Barnett Wood Infant School nearby.

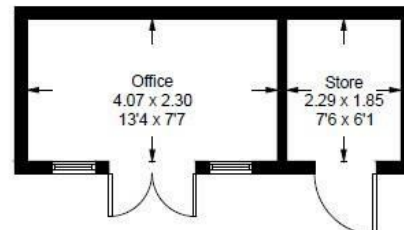
There is a choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead.

Tenure	Freehold
EPC	D
Council Tax Band	D

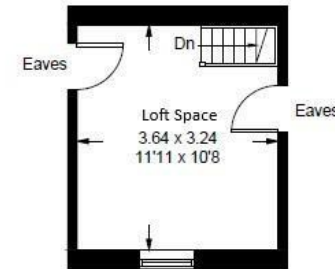


= Reduced headroom below 1.5m / 5'0

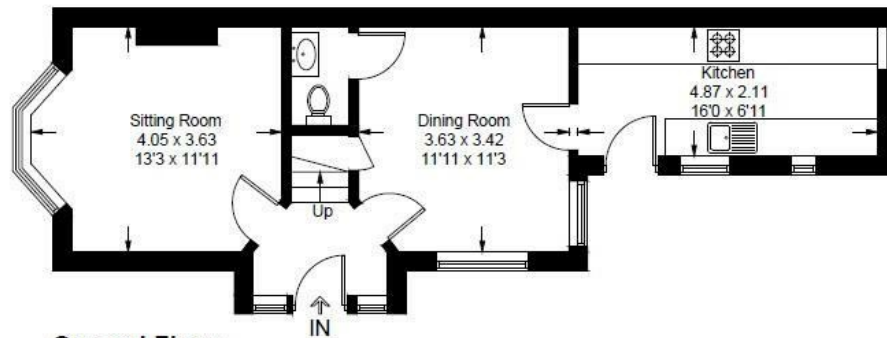
Approximate Gross Internal Area = 90.1 sq m / 970 sq ft  
Office / Store = 13.6 sq m / 146 sq ft  
Total = 103.7 sq m / 1116 sq ft



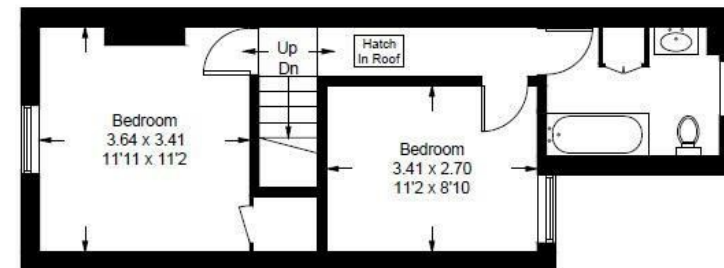
(Not Shown In Actual Location / Orientation)



**Second Floor**



**Ground Floor**



**First Floor**

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. (ID997822)

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