



161 Barnett Wood Lane, Ashted, Surrey, KT21 2LR

Price Guide £780,000



- DETACHED CHALET BUNGALOW
- FLEXIBLE ACCOMMODATION
- GAS HEATING & DOUBLE GLAZED
- FAMILY BATHROOM + W.C & EN-SUITE
- MAJESTIC WOODLAND GARDEN
- TWO RECEPTION ROOMS
- DETACHED GARAGE & PARKING
- THREE GOOD SIZE BEDROOMS
- SUPERB KITCHEN/BREAKFAST ROOM
- VIEWING RECOMMENDED

Description

Offering flexible accommodation throughout, this delightful detached chalet bungalow with a 136' garden is situated in a highly convenient position within Ashtead's village.

The front door opens on to an enclosed entrance porch which leads to a useful reception hall/study area. The cosy double aspect living room with a feature brick fireplace enjoys doors onto inviting decking. The fitted kitchen is a particular feature of the property and benefits from ample worktop space, an island, breakfast bar, a wealth of base and wall mounted storage cupboards, space for a cooking range and an airing cupboard. A side door to the garden and garage beyond and a handy w.c with laundry facilities complement the kitchen. A light and airy triple aspect garden room makes for a pleasant relaxing environment with further access to the garden.

Bedroom 1 & 2 are generous in size and both feature fitted wardrobe cupboards and are served by a family bathroom suite with separate toilet. Via a staircase off the hallway is dual aspect bedroom 3, which benefits from it's own en-suite toilet, fitted wardrobes and eves access.

Outside. To the front a brick walling and shrubbery provide a good deal of seclusion for the bungalow, driveway parking and detached garage. An iron gate leads to a majestic woodland garden, with a feature loggia, potting shed, pretty pond with bridge over and central pathway leading to an orchard and kitchen garden.



Situation

The property is located in a convenient location within easy walking distance of excellent local shops, bus route and Ashtead's mainline station with services to London Waterloo, (38mins) London Bridge and Victoria.

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.

Highly regarded local schools both state and private can be found within walking distance including Barnett Wood Infant School, West Ashtead Primary and St Andrew's.

Ashtead Village is about three-quarters of a mile away with further excellent shopping facilities and bus routes serving all the major Surrey towns. Both the larger towns of Epsom and Leatherhead are a few miles distant in either direction.

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

Tenure

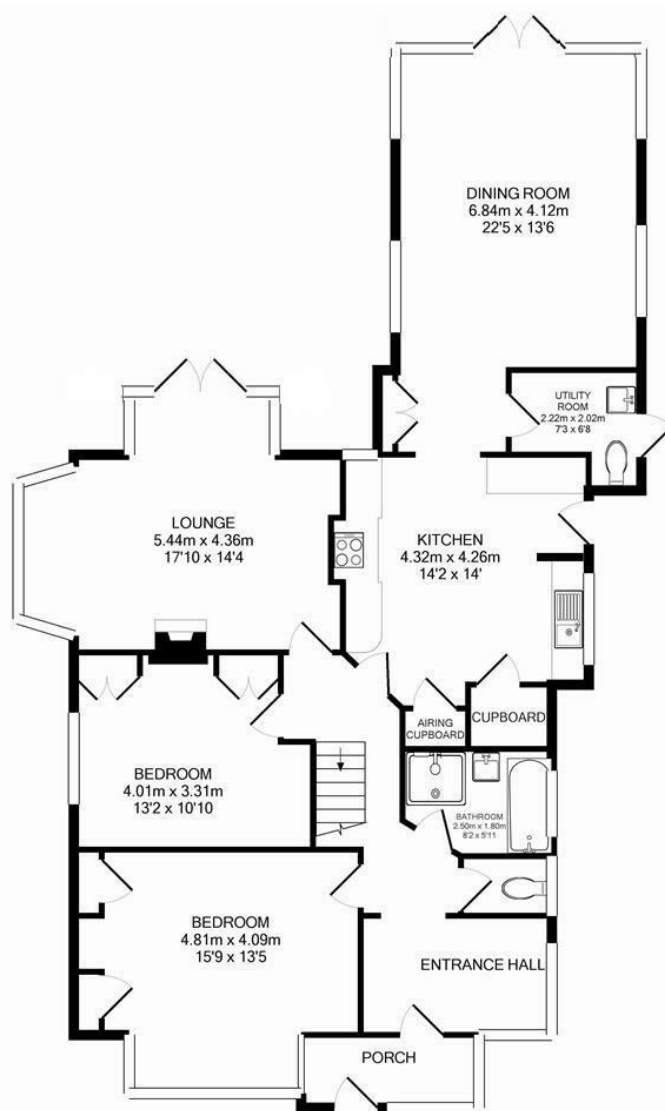
Freehold

EPC

E

Council Tax Band

E



Ground Floor
Approx. Floor
Area 120.6 Sq.M.
(1298 Sq.Ft.)



1st Floor
Approx. Floor
Area 31.1 Sq.M.
(335 Sq.Ft.)

Total Approx. Floor Area 151.7 Sq.M. (1633 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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