patrick gardner
RESIDENTIAL

Willow Lodge Farm Lane, Ashtead, Surrey, KT21 1LW

Asking Price £850,000

- 2/3 BEDROOM CHALET BUNGALOW

- GENEROUS RECEPTION HALL

- FITTED KITCHEN & UTILITY ROOM

- AMPLE DRIVEWAY PARKING

- VENDOR SUITED

- 2/3 SEPARATE RECEPTION ROOMS

- 2 BATHROOMS & GUEST TOILET

- WELL MAINTAINED GARDEN

- INTEGRAL SINGLE GARAGE

- DESIRABLE RESIDENTIAL ROAD

Description

A covered storm porch leads to a larger than average welcoming hallway with turning staircase leading to the first-floor. The property benefits from two/three separate reception rooms, with the living room enjoying direct access on to the patio. There is either one or two bedrooms on the ground floor to suit, the larger of which has a feature 'porthole' window and ample fitted storage, served by a separate ground floor bathroom with bath & shower enclosure. A fitted kitchen/breakfast room, with eye-level double oven, enjoys views over the garden and allows space for a small table and chairs. Adjacent, a generous utility room provides space for white goods and incorporates a guest toilet along with internal door to garage.

The principal bedroom is located on the first-floor and has an imposing vaulted ceiling with dormer & Velux style windows providing ample natural light. This is complimented by several storage cupboards, and an en-suite shower room.

The garden has been beautifully maintained with a selection of flower beds, shrubs and raised patio area leading down shallow steps to the lawn. Side access leads to the front garden which is mainly laid to lawn with hedgerow boundaries and a sweeping brick paviour driveway providing level access to an integral single garage.

Situation

This home is situated on the edge of Ashtead village, close to Epsom Town Centre with its excellent local shopping facilities. There are many inviting and bustling local villages nearby, offering many community events, pubs, restaurants and coffee shops.

The two popular local commuter train stations provide services to London Bridge, Waterloo and Victoria. Junction 9 of the M25 is within a few miles, which provides easy access to both Gatwick and Heathrow airports and the national motorway network.

There are many well considered schools to hand in both the private and state sectors, including City of London Freemen's School in nearby Ashtead Park, The Greville Primary School, St Giles Infant School, St Martins Primary School and Stamford Green Primary School as well as, Epsom College, Rosebery and Glyn secondary schools, to name but a few.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. 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 the nearby town of Epsom, just a 5 minute drive away. Both road and off-road cycling are popular in the area together with extensive walking and riding pursuits including across Epsom downs, the home of 'The Derby'.

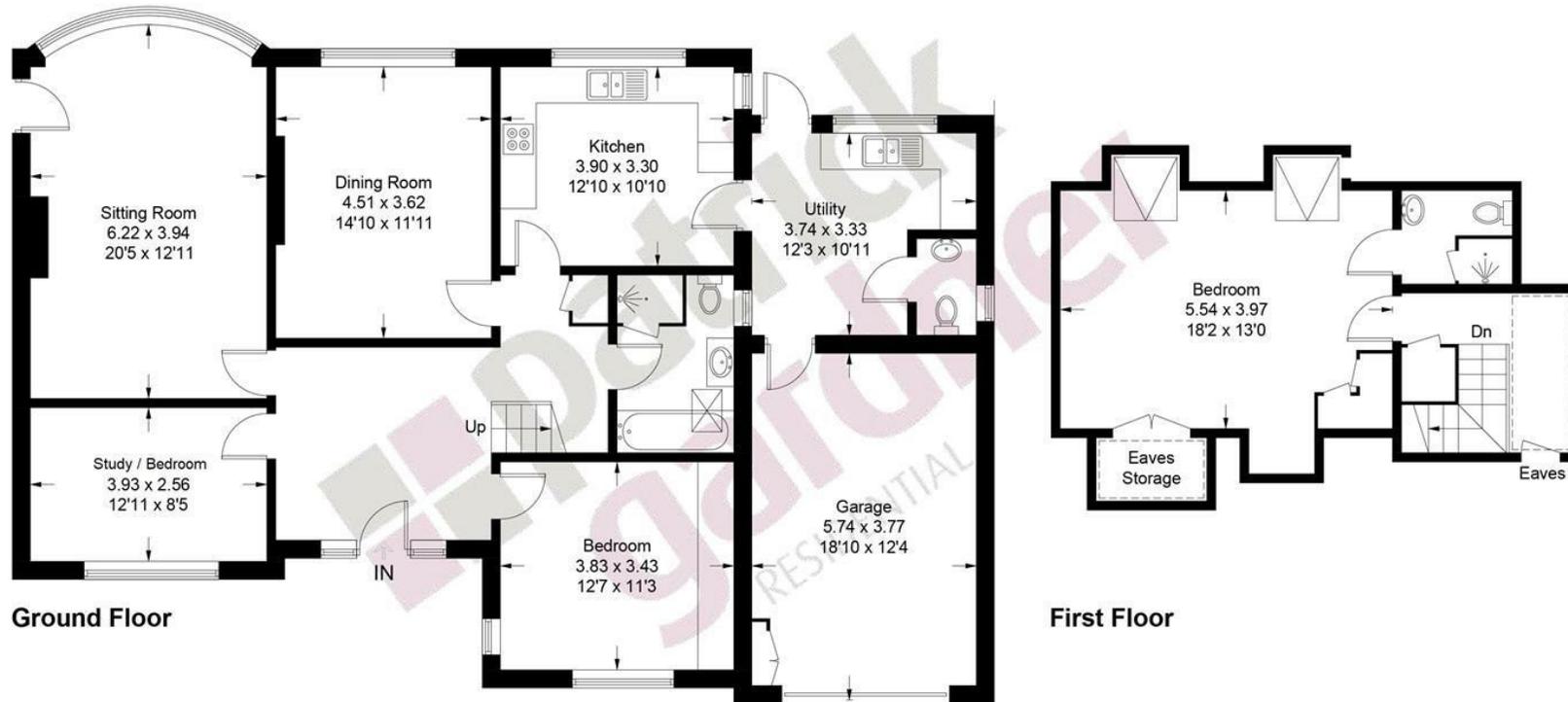|	
Tenure	Freehold
EPC	D
Council Tax Band	G

Approximate Gross Internal Area = 177.7 sq m / 1913 sq ft
(Including Garage)

☐ = Reduced headroom below 1.5m / 5'0

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Sitting Room
6.22 x 3.94
20'5 x 12'11

Dining Room
4.51 x 3.62
14'10 x 11'11

Kitchen
3.90 x 3.30
12'10 x 10'10

Utility
3.74 x 3.33
12'3 x 10'11

Bedroom
5.54 x 3.97
18'2 x 13'0

Study / Bedroom
3.93 x 2.56
12'11 x 8'5

Up

Bedroom
3.83 x 3.43
12'7 x 11'3

Garage
5.74 x 3.77
18'10 x 12'4

Dn

Eaves Storage

Eaves

IN

Ground Floor

First Floor

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