



Barnett Wood Lane, Ashtead

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- Victorian semi detached home
- Offering over 2200 Sq. Ft of space
- Four generous bedrooms
- Two bathrooms
- 32ft extended kitchen/diner/snug
- Two receptions
- 17ft x 16ft bay fronted principal
- Parking for two cars with EV charger
- Short walk to station and Ashtead Common
- Catchment of Ofsted outstanding schools

The Personal Agent are delighted to unveil this truly exceptional Victorian family home, a property that effortlessly blends period elegance with contemporary living. Offering over 2,200 sq. ft. of beautifully curated, flexible accommodation, this is a home that immediately stands out for its scale, presence and undeniable character. From the classic Victorian proportions to the thoughtful modern enhancements, every inch has been designed to support family life while celebrating the charm and craftsmanship of a bygone era.

We genuinely struggle to think of another home that delivers this level of space, style and personality in such a practical and desirable setting within this price bracket. With the open greenery of Ashtead Common quite literally on your doorstep, morning walks and weekend escapes into nature become part of everyday life, yet the heart of Ashtead Village remains effortlessly accessible. It's a rare balance, tranquil and connected, timeless and convenient, perfectly suited to modern lifestyles that value both calm and community.

Arranged over three floors, the home offers bright, versatile accommodation that adapts beautifully to the rhythm of family living. Presented in excellent decorative order throughout, there is a sense of warmth and welcome from the moment you step through the front door. High ceilings, generous room sizes and an abundance of natural light combine to create a home that feels both expansive and inviting, a place where Victorian character meets contemporary comfort, and where every space feels ready to be lived in and loved.

The ground floor is where this home truly comes into its own, offering a series of beautifully connected spaces designed for both everyday living and effortless entertaining. At its heart lies the spectacular 32ft kitchen, dining and living room, a show stopping hub that perfectly captures the spirit of modern family life. Anchored by a stunning Neptune kitchen, this space blends timeless



craftsmanship with contemporary functionality, while exposed brickwork adds texture and warmth. Expansive bi fold doors flood the room with natural light and glide open onto the outdoor patio, creating a seamless flow between inside and out that's ideal for summer gatherings, relaxed evenings and everything in between.

The front part of the home also makes an impression, beginning with a beautiful and welcoming hallway that sets the tone for what lies beyond. To the front, a charming bay fronted reception room features a striking fireplace, offering a cosy yet refined retreat. This space flows effortlessly into a dining area with a second fireplace, where double doors draw you through towards the garden, enhancing the sense of openness and connection.

Upstairs, the accommodation continues to impress with a split level first floor that offers three generous double bedrooms, including a substantial principal bedroom measuring an impressive 17ft x 16ft. The second floor mirrors this sense of scale with a further well proportioned double bedroom, complemented by a stylish four-piece bathroom that feels both luxurious and practical.

Cleverly designed large eaves storage between the first and second floors ensures space is never compromised. Outside, the part-walled rear garden is predominantly laid to lawn with useful side access, while to the front a gravel driveway provides parking for two vehicles and includes an EV charging point, a thoughtful modern addition that perfectly complements this character rich yet future ready home.

Ashtead is a quintessential Surrey village that blends pastoral charm with a vibrant, community led lifestyle. Along The Street you'll find a delightful mix of independent shops from bakeries and butchers to greengrocers alongside cosy cafés and traditional pubs, all set against the tranquil

backdrop of Ashtead Common, a 400 acre stretch of ancient woodland ideal for family walks, cycling and weekend exploration. Community life centres around venues like the Peace Memorial Hall, while local sports clubs tennis, cricket and fitness studios offer plenty of opportunities to stay active.

The area is particularly sought after by families thanks to its strong educational offering. Within Ashtead itself, Barnett Wood Infant School holds an Ofsted Outstanding rating, and the village is further served by well regarded primaries including St Giles' and The Greville. Nearby, there is an excellent choice of Outstanding secondary options including Rosebery School for Girls, and St Andrew's, all of which consistently perform highly. For those seeking independent education, the prestigious City of London Freemen's School sits within the beautiful grounds of Ashtead Park and Downsend is another fantastic option.

Transport links reinforce Ashtead's appeal for commuters and travellers alike. Ashtead station offers regular services into London Waterloo and Victoria in around 35-45 minutes, while the A24 and close proximity to the M25 make road travel simple. The village also benefits from easy access to both Gatwick and Heathrow airports, placing international travel within comfortable reach. Altogether, Ashtead offers a rare balance of leafy surroundings, a warm village atmosphere, excellent schooling and exceptional connectivity, making it a standout choice for family living.

Tenure: Freehold
Council Tax Band: F







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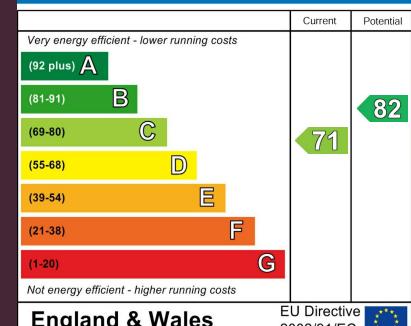
Total Area: 2206 SQ.FT • 204.91 SQ.M

(Including Eaves Storage)

Eaves Storage Area : 183 SQ.FT • 17.04 SQ.M



Energy Efficiency Rating



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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