



Barnett Wood Lane, Ashted

The PERSONAL Agent

# Offers In Excess Of £800,000 Freehold

- Spacious detached double fronted family home
- Generous 0.22 acre plot with great scope
- No onward chain, ready for immediate move in
- Four double bedrooms offering flexible space
- Bright double aspect living accommodation
- Separate dining room ideal for entertaining
- Well appointed kitchen with practical layout
- Attached double garage with excellent storage
- Stunning 114ft x 53ft private rear garden
- Potential to extend subject to planning cons.

The Personal Agent are delighted to introduce this impressive detached family home, a property that offers an exciting combination of space, flexibility and future potential. Set behind an impressive 45ft frontage and positioned within this popular location, this double-fronted residence provides an excellent opportunity for a family looking to secure a substantial home with the freedom to make it their own.

Offered to the market with no onward chain, this is a rare chance to move straight in and create a home tailored entirely to your own taste and lifestyle. Whilst the property is already wonderfully practical and well proportioned, the generous plot, approximately 0.22 of an acre, presents significant scope to extend and enhance further, subject to the necessary planning permissions. It is this combination of scale, location and potential that makes this home such an exciting proposition.

The accommodation is arranged around a welcoming central entrance hall, immediately giving a sense of space and flow. The ground floor offers a superb balance of formal and everyday living, with a bright double-aspect reception room providing an inviting family space, alongside a separate dining room perfect for entertaining and special occasions.

The kitchen is well appointed and thoughtfully positioned, linking seamlessly



into a practical lean-to area that adds valuable flexibility for everyday family life. A downstairs cloakroom, generous storage and the benefit of an attached double garage further enhance the convenience and functionality of this impressive home.

Upstairs, the sense of space continues with four well-proportioned double bedrooms, offering excellent versatility for a growing family, home office requirements or visiting guests. A family bathroom serves the accommodation perfectly, with the layout providing an ideal blank canvas for those wishing to modernise and personalise over time.

However, the true highlight of this property is undoubtedly the exceptional rear garden. Measuring approximately 114ft x 53ft, this remarkable outdoor space offers an incredible setting for family life, entertaining, gardening or simply enjoying the peace and privacy that comes with such a substantial plot. Whether creating a summer entertaining area, adding play space for children or exploring future landscaping ideas, this garden is a rare feature that genuinely sets the home apart.

The surrounding area provides the perfect blend of village charm, green open spaces and everyday convenience. With the beautiful expanses of Ashted Common nearby, residents can enjoy woodland walks, cycling routes and a tranquil escape from the pace of modern life, whilst Ashted

Village remains easily accessible with its welcoming community atmosphere, independent shops, cafés and traditional pubs.

The location is particularly attractive for families, with excellent schooling options close by and a strong sense of community. Transport connections are equally impressive, with Ashted station offering regular services into London, whilst the A24 and M25 provide straightforward road links for commuters and wider travel.

A home of this nature rarely comes to market — combining generous accommodation, an exceptional garden, a desirable position and outstanding potential. Whether enjoyed exactly as it stands or transformed into something truly bespoke, this is a property offering space, opportunity and a lifestyle that will appeal for many years to come.

Tenure: Freehold  
Council Tax Band: F

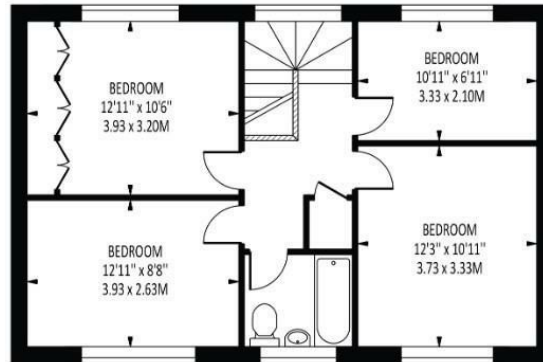






### Barnett Wood Lane

Total Area : 1531 SQ FT • 142.25 SQ M  
 (Including Garage)  
 Garage Area : 226 SQ FT • 20.96 SQ M



FIRST FLOOR



GROUND FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

