



Ottways Lane, Ashted

The **PERSONAL** Agent

Guide Price £800,000

Freehold

- Vendor potentially suited
- Superb Ashted Village location
- Spacious & flexible bungalow
- Three genuine double bedrooms
- Modern ensuite & main bathroom
- Modern fitted kitchen
- 21ft x 21ft open plan reception space
- Southerly garden with summer house
- Generous frontage with ample parking
- Walk to shops, station & excellent schools

Just moments from the heart of Ashted Village, this spacious semi-detached bungalow benefits from a fantastic position and enjoys a plot of 0.13 of an acre with a Southerly facing garden.

The property is offered to the market in excellent condition and enjoys an incredibly well balanced spacious layout that is perfect for any discerning downsizer looking for lateral living accommodation in this most desirable of locations or perhaps a family who are focused on securing incredible school catchment, as this bungalow really does enjoy the best of both worlds.

When you couple the flexible space it provides with the plot that enjoys a generous frontage and Southerly facing rear garden, finding a better home, on the doorstep of the Village, will be a very difficult task indeed.

The classic and practical design, alongside the flexible accommodation within this property is immediately evident from the moment you pull on to the large driveway. Benefitting from 1472 Sq. Ft of total space, the property provides the perfect



opportunity for the new owners to move straight in and then choose how they would use the space and customise it to their exact needs.

At the very heart of the property is the 21ft x 21ft reception room which enjoys three clearly defined areas and creates a perfect space for any family occasion and also makes it brilliant for entertaining as it links to the beautiful private rear garden via a set of French doors.

The impressive and flexible layout continues with a modern fitted kitchen and there are three nicely proportioned double bedrooms, with the principal bedroom being served by an ensuite bathroom and the further two bedrooms served by a spacious four piece family bathroom, plus there is access to a large loft space and the detached summer house too.

The modern, open plan feel of this well designed home really does provide the ultimate first impression as well as benefitting from a huge amount of natural light throughout which makes it feel bright and airy.

Ottways Lane is a highly desirable road that is located just a short walk from the High Street, and Ashted is an incredibly sought after village located in-between Epsom to the North and Leatherhead to the South, meaning it is perfectly positioned for practicality.

This location is popular with commuters due to the excellent rail links, the village shops, restaurants and pubs which are all just a short walk away. Ashted Station provides regular rail links into London Waterloo and the M25 can be accessed at nearby Leatherhead.

Step out your front door and within 15 minutes you are surrounded by hundreds of acres of woodland and the picturesque Ashted Common which links to Epsom Common with its popular green.

Tenure - Freehold
Council tax band - E

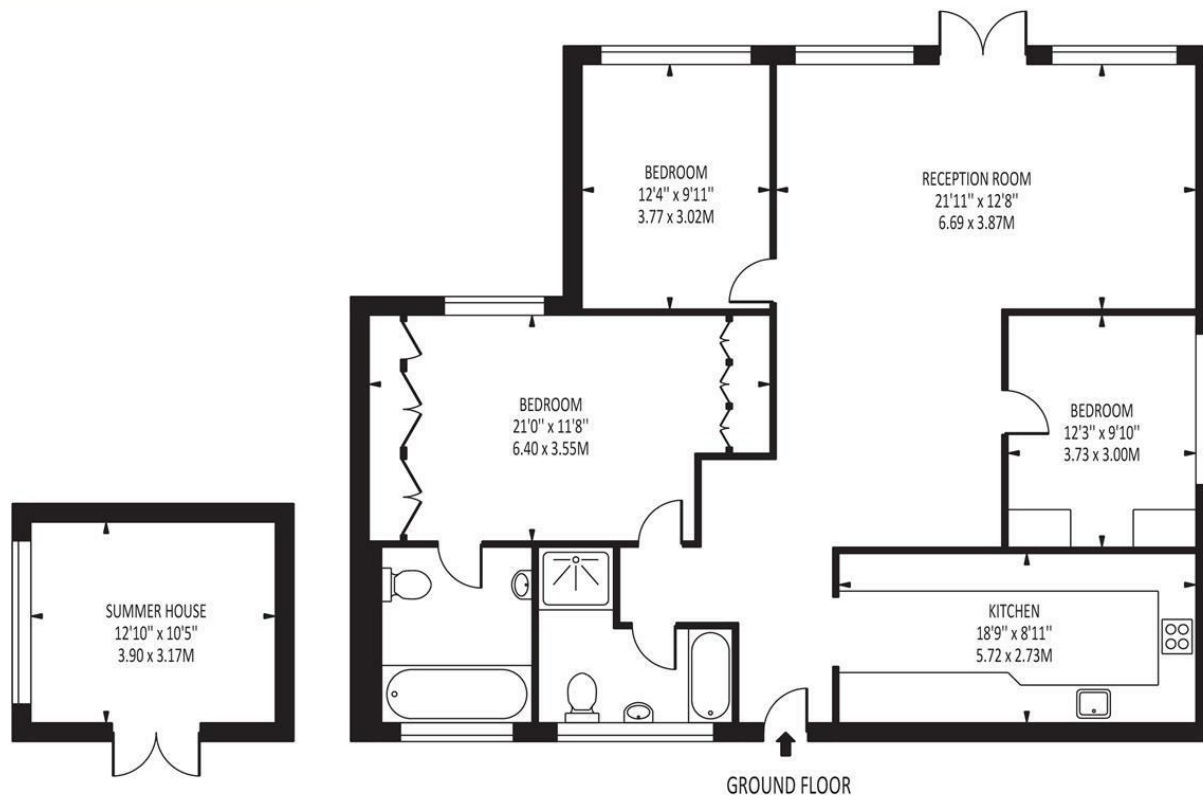




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Total Area: 1472 SQ FT • 136.78 SQ M
(Including Summer House)
Summer House Area : 133 SQ FT • 12.36 SQ M



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		
(55-68) D		
(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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