



119 Barnett Wood Lane, Ashted, KT21 2LR
Guide price £950,000

 4  1  3  E

A characterful period detached family home detailing many original features, with huge potential to extend (subject to the usual permissions) and add value, nestled in the beautiful village of Ashted in leafy Surrey.

The existing ground floor layout includes a welcoming porch, spacious entrance hallway which sets the tone with splendid high ceilings and original corning, a formal dining room with feature fireplace, a generous lounge with original rectangular sash bay window, a charming garden room, a fitted kitchen/breakfast room with wood burner, a utility space and a downstairs WC.

Upstairs there is a long split level landing with access to four double bedrooms, a large family bathroom with roll top bath and separate double shower. There is also potential to en-suite the principle bedroom and there is access to a large loft space.

The rear garden is beautifully matured, including a large lawn section, access to both sides of the dwelling, a paved patio area for entertaining, space for a good size shed and an established selection of trees, hedging and planted areas.

To the front and rear there is parking for multiple vehicles and further potential to add garaging if required.

Ashted boasts access to a number of well regarded state and public schools and enjoys being surrounded by some of Surrey's areas of most outstanding beauty. Connectivity to London, the airports and to the coast is easily covered via the mainline station, junction 9 of the M25 and further roads including





the A217, A3 and A24. Ashted is proud to boast many independent shops for all your day to day needs, including three butchers, greengrocers, a fishmonger, coffee houses, restaurants and pubs, however wider main brand shops are available and within easy reach, including M&S, Waitrose, Tesco, Sainsbury's and Lidl.





Barnett Wood Lane, Ashted
Total Area: 209.7 m² ... 2258 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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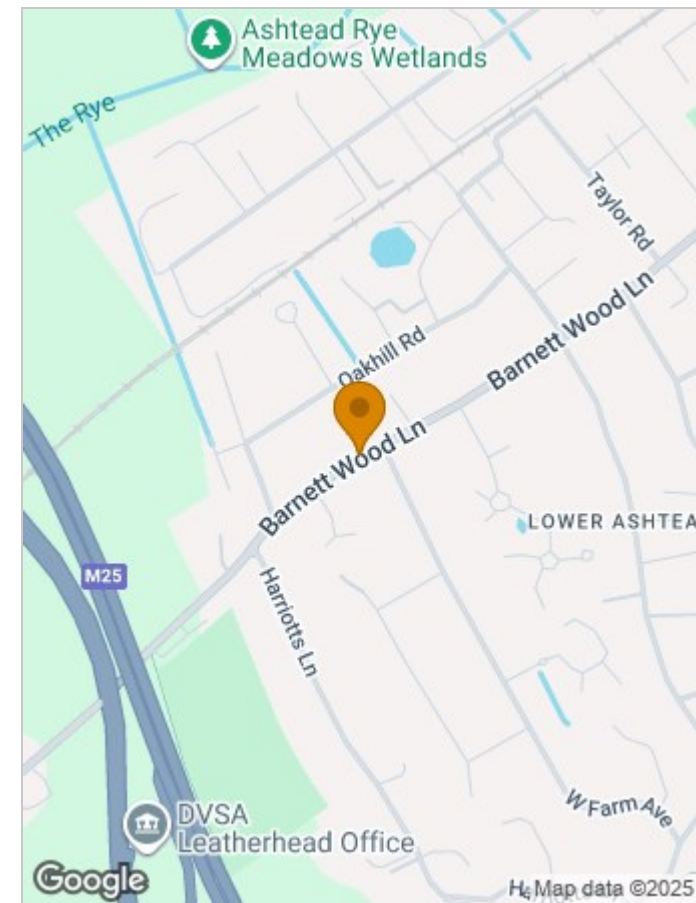
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	