



Park Lane, Ashtead





A 1920's character home in a plot just under 0.5 acre.

A 1920's character home perfectly located for City of London Freemans School in a plot of just under 0.5 acre. The property offers a blend of traditional and modern living having been sympathetically extended by the current owners. Set across three floors with three principal reception rooms including a large kitchen/breakfast area with a central island, all opening onto the terrace and garden. The ground floor also benefits from a walk in larder, boot room and utility room.

The first floor has six bedrooms, five bathrooms (four en-suite), all well proportioned including a principal suite with dressing room and roof terrace. The second floor has a separate bedroom, bathroom, sitting room and study area making the space ideal for an au-pair or teenager. The property also has a self contained outbuilding with private front door, bedroom bathroom, living area and garden. The space is ideal for multi generational living or as a home office.

Ashted village is just a short distance away which provides an excellent range of local shops including a bakers, fishmongers, florist and organic greengrocers. It also has a local M&S, Co-op, post office and two pubs as well as a number of cafes and restaurants. The train station is approximately 1.5 miles away which offers services to Waterloo and Victoria. Schooling in the area is superb with an excellent choice of private schools including CLFS, which is a short distance away, Downsend, Epsom College, St John's, Box Hill School, Kingswood House. State education is covered by St Andrew's (Catholic), St Giles C of E and West Ashted primary.

Epsom town centre is located within a few miles which also has an excellent range of shops and everyday stores along with The Ashley Centre. Epsom high street also has a variety of restaurants, pubs and coffee shops and an Odeon cinema.

Tenure: Freehold

Council Tax Band: H

Local Authority: Mole Valley District Council







Location Description

Ashted village 1 mile

Ashted train station 1.5 miles

M25 (J9) 1.5 miles

Epsom 2 miles

Dorking 7.5 miles

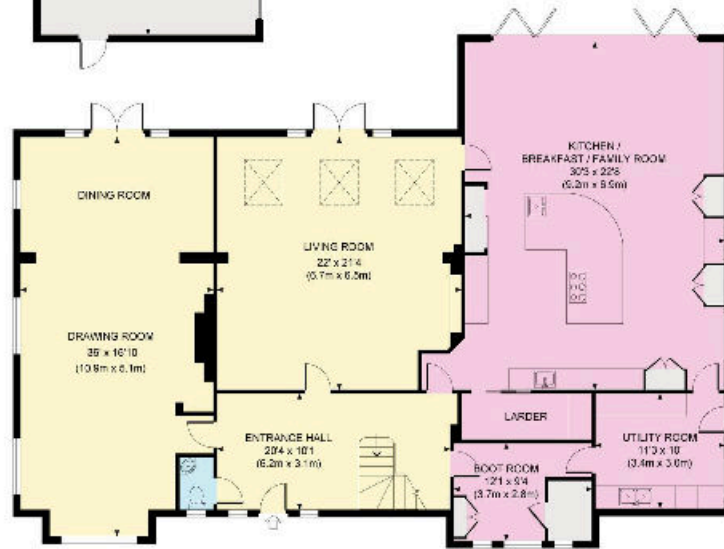
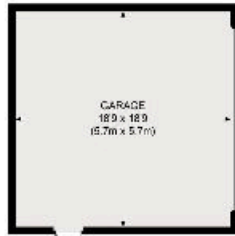
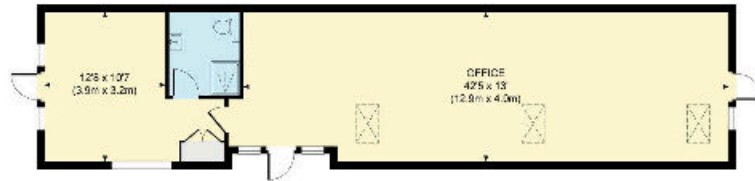
Central London 20 miles

The M25 and A3 are easily accessible providing access to central London, Guildford and the South, Heathrow and Gatwick Airports.





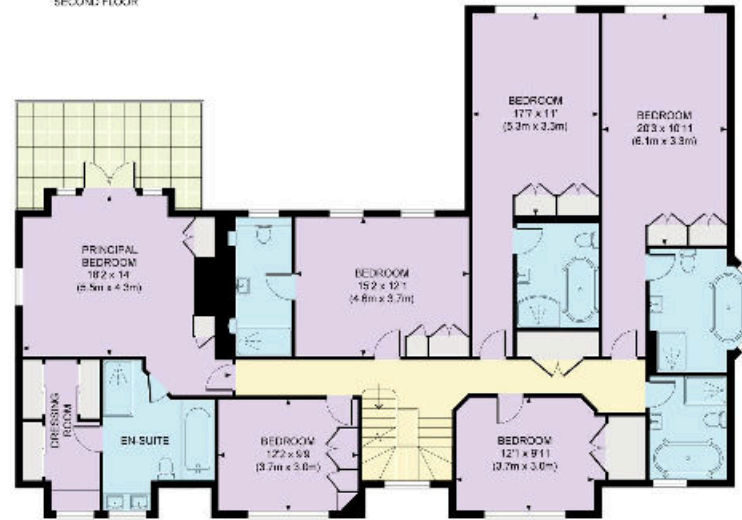




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. All fixtures and fittings are in the production of the plans. Please check all dimensions, shapes and all contents against the drawings before making any decisions on the property.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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