



Harriotts Lane, Ashted KT21 2QB

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Harriotts Lane, Ashted

A detached 3,853 sq. ft five bedroom, six bathroom family eco-home designed and built by the current owners in 2013 with an emphasis on sustainability. The property provides generous room sizes, a large gated driveway and a delightful south facing wildlife garden. Located within the highly sought after Lanes area of Ashted and offered for sale with no onward chain.

Sustainable Eco-Home

3,853 Sq Ft

Five Double Bedrooms

Six Bathrooms

Five Reception Areas

South Facing Landscaped Wildlife Garden

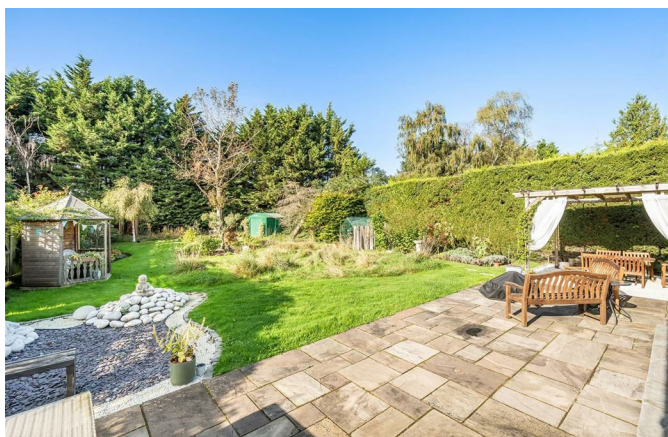
Gated Driveway

Double Garage

No Onward Chain

EPC Rating C

Harriotts Lane is a sought after residential road situated with easy access to Junction 9 on the M25 and is within catchment of outstanding local schools. The house is 0.9 miles from Leatherhead train station which provides frequent services to London Victoria and Waterloo in approximately 40 minutes.





The house is approached via a gated driveway with parking for multiple vehicles and a double garage.

From the large, square entrance hall are double doors leading to the open plan reception areas including a living room, dining room, kitchen and family area complete with full width triple glazed bi-fold doors to the rear garden. Further ground floor accommodation includes a snug, a hobbies room / study, a utility room and a cloakroom with shower.

A turning oak staircase leads to a large landing with access to four double bedrooms, each with en-suite bathrooms. There is also a laundry room / additional bedroom. The second floor of this well maintained home has a large double bedroom / studio room plus a separate bathroom and store cupboard.

The south facing gardens have been landscaped to provide various seating and entertaining areas plus areas of lawn and natural rushes to encourage wildlife. The planting and hedges provide privacy from neighbouring properties.

Features for sustainability include a well for a private source of filtered water, a heat source pump and solar panels for the generation of hot water and heating, triple glazed windows and three electric car charging points.



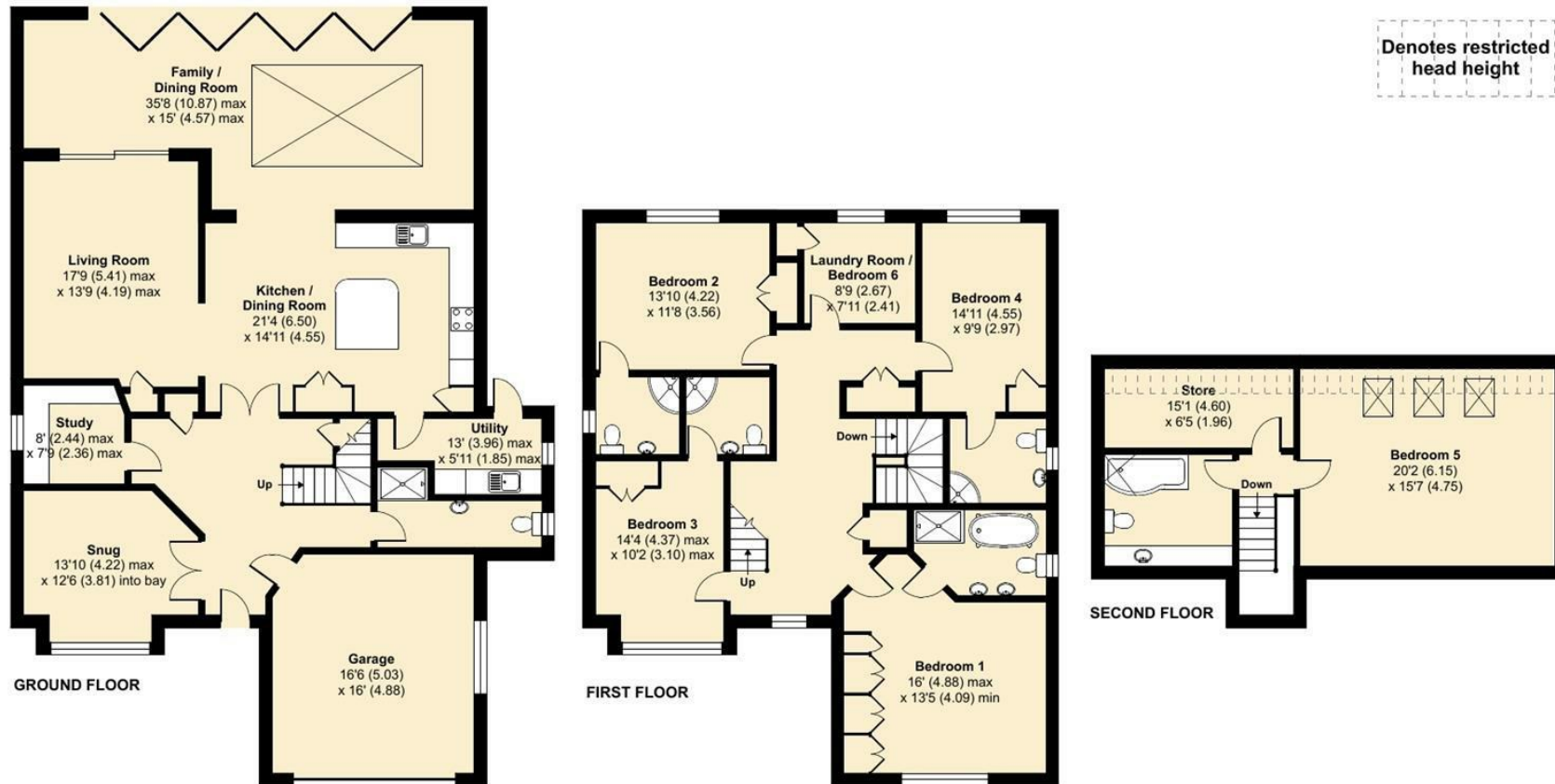
Harriotts Acre, Harriotts Lane, Ashted, KT21

Approximate Area = 3764 sq ft / 349.6 sq m (includes garage)

Limited Use Area(s) = 71 sq ft / 6.5 sq m

Total = 3835 sq ft / 356.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for V&H Homes. REF: 1040818



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