



Farm Lane, Ashtead KT21 1HP

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Farm Lane Ashtead KT21 1HP

A charming, character-filled extended cottage-style home in a superb Ashtead Village location, close to City of London Freemen's School.

This four double-bedroom, two bathroom property offers spacious, flexible family accommodation, featuring an open-plan kitchen/dining room, three further reception rooms, a beautifully established garden, a detached double garage and an in-out driveway.

Character Detached House

Four Reception Rooms

Four Bedrooms

Two Bathrooms

Kitchen with Glass Atrium

Mature, Private Garden

Superb Ashtead Location

Close to City of London Freemen's School

Detached Double Garage and In-Out

Driveway

EPC Rating D





A generous entrance hall sets the tone, leading through to a welcoming lounge featuring elegant parquet flooring and a charming wood-burning stove. Further ground-floor accommodation includes a study, a comfortable family room, a practical utility room and a downstairs WC, providing excellent flexibility for modern living.

At the heart of the home lies an impressive central kitchen, open-plan to a light-filled dining and family area. Bi-fold doors and a striking glass atrium flood the space with natural light, creating an ideal setting for both everyday family life and entertaining.

Upstairs, a galleried landing gives access to four well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en suite shower room, while the remaining three bedrooms also feature fitted wardrobes. A contemporary family bathroom completes the accommodation.

The garden is a particular highlight, featuring a sunny terrace, mature fruit trees and a wonderful variety of established planting, including wisteria, lavender and blossom trees, alongside a productive vegetable garden. A charming summerhouse with both light and power provides a versatile additional space.

To the front, the property enjoys an in-and-out driveway and a detached double garage.

Superbly positioned in Ashtead Village, the property is ideally located for highly regarded local schools, including the renowned City of London Freemen's School.



Little Acre, Farm Lane, Ashtead, KT21

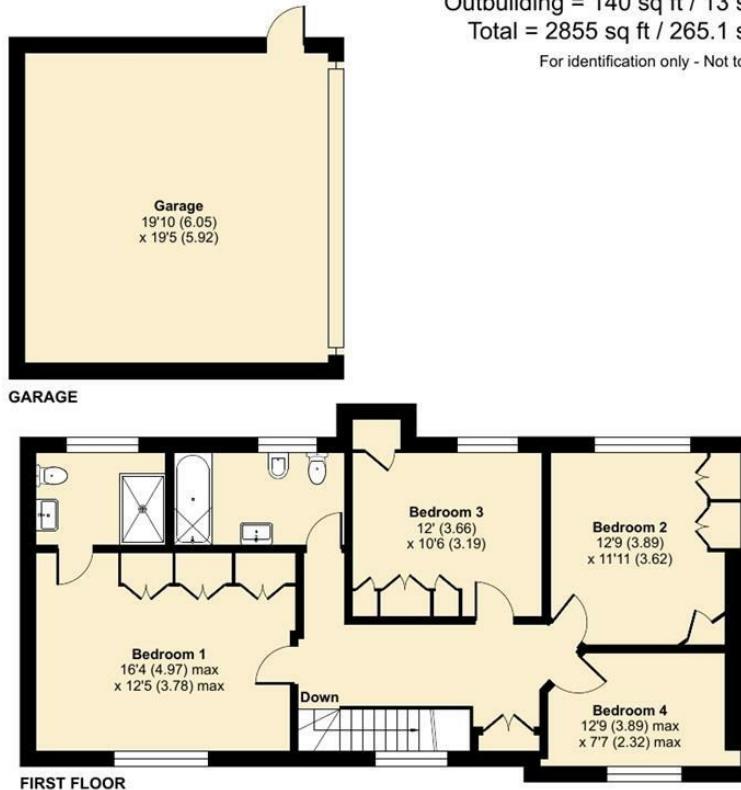
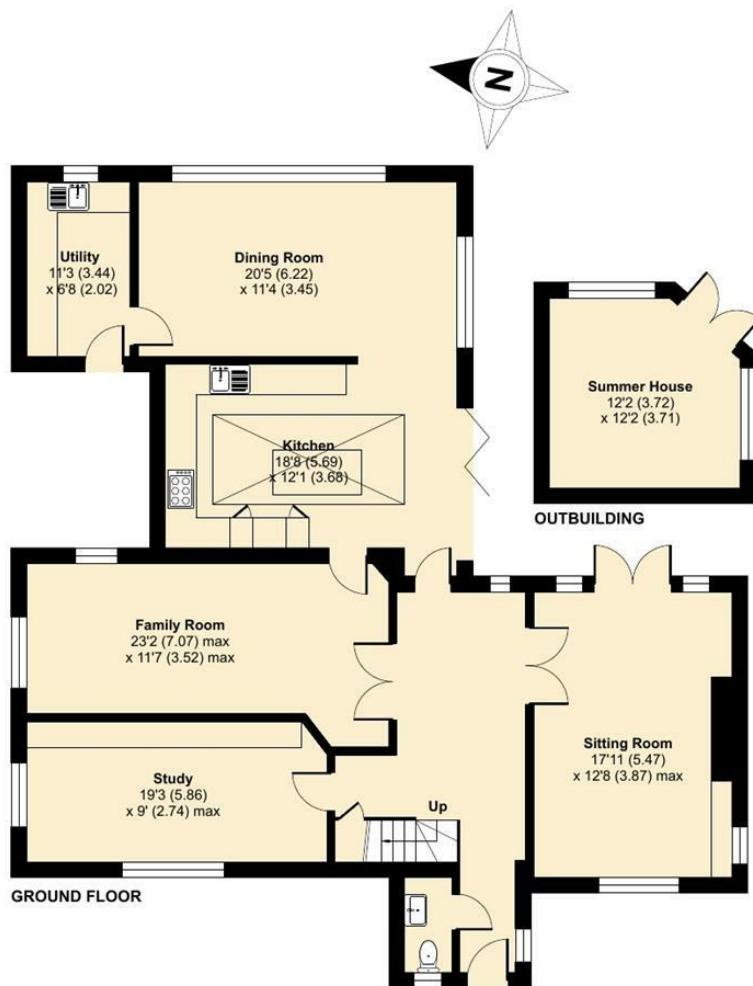
Approximate Area = 2329 sq ft / 216.3 sq m

Garage = 386 sq ft / 35.8 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 2855 sq ft / 265.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for V&H Homes. REF: 1388339



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