



Crampshaw Lane, Ashted KT21 2TZ

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## Crampshaw Lane Ashted KT21 2TZ

*Tucked away in a highly desirable South Ashted Village location, this deceptively spacious three bedroom Victorian cottage offers charming, extended accommodation with an upstairs bathroom, front and rear gardens and off street parking. Offered for sale with no ongoing chain.*

Three Bedroom Victorian Cottage

Upstairs Bathroom

Two Reception Rooms

Fitted Kitchen

Large Utility and WC

Front and Rear Gardens

Off Street Parking

South Ashted Lanes Location

No Chain

EPC Rating D





You enter into a cosy lounge, filled with natural charm and perfect for relaxing at the end of the day. Moving through, the layout opens into a comfortable dining room, ideally positioned for family meals or entertaining guests. From here, the space leads naturally into the fitted kitchen.

Beyond the kitchen, you discover a surprisingly spacious utility room—a real asset in a cottage of this era. This room provides excellent additional storage and workspace and includes a downstairs cloakroom, making the ground floor both practical and family-friendly.

Heading upstairs, the property offers three well-proportioned bedrooms, each providing flexibility for family living, a home office, or visiting guests. The luxurious four piece family bathroom including a seperate shower is also located on this level, adds to the comfortable and functional layout of the first floor.

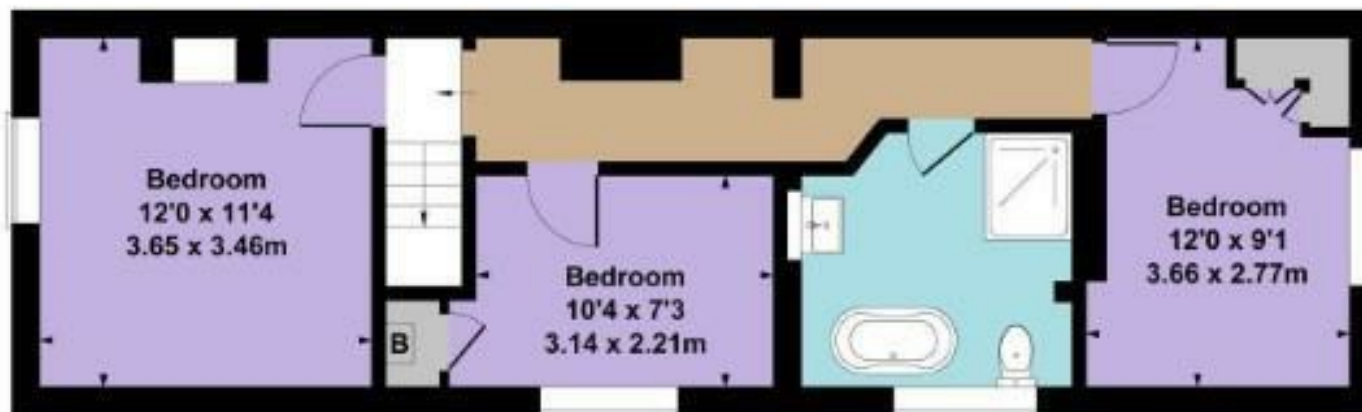
Returning downstairs and stepping outside, the rear garden is a charming and well-landscaped retreat. A lovely summer house sits to the rear, offering a versatile space for hobbies, relaxation, or even a garden office. A side access gate provides useful convenience, while the front of the property includes off-street parking for one car, with ample scope to extend the parking area should additional spaces be required.

Situated within walking distance to Ashted Viallge, popular schools and amenities.





**Approximate Gross Internal Area**  
House 101.0 sq. m. (1087 sq. ft.)



**First Floor**

Floor Area 50.2 sq.m. (540 sq.ft.) approx



**Ground Floor**

Floor Area 50.8 sq.m. (547 sq.ft.) approx

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