

Harriotts Lane, Ashtead

V&H HOMES

Harriotts Lane

Ashtead

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Family Home
- Five Bedrooms
- Four Bathrooms
- Open Plan Kitchen/Dining Room/Lounge Area
- Two Further Reception Rooms
- Study
- Utility Room
- Situated in the "Lanes" Area of Ashtead

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This impressive five bedroom detached family home, situated in the sought-after "Lanes" area of Ashtead, offers exceptional accommodation arranged over three spacious floors.

A generous entrance hall leads to a beautifully appointed open plan kitchen, dining and lounge area, featuring contemporary finishes and bi-fold doors to the garden. The kitchen is thoughtfully designed with ample storage, high-quality appliances, and a large island, making it the heart of the home. Two further reception rooms provide flexible spaces suitable for a formal sitting room, playroom, or media room, allowing you to tailor the layout to your lifestyle needs. A dedicated study offers a quiet environment, while the well-equipped utility room and a convenient downstairs WC add to the practical features of the property.

Upstairs, the first floor hosts a luxurious principal bedroom suite complete with a stylish en suite bathroom and fitted wardrobes, alongside three additional double bedrooms, each with access to modern bathrooms (one en suite, one family bathroom). The top floor provides one further spacious bedroom, with its own sitting area and a sleek wet room, making this level perfect for teenagers, guests, or as a hobby space. Throughout the property, the décor is modern and neutral, complemented by high-quality flooring and fixtures.

The property boasts a substantial rear garden with a patio area, mature trees, and planted borders. To the front, a spacious driveway provides ample off road parking for multiple vehicles and benefits from an EV charger.

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Approximate Gross Internal Area 3680 sq ft - 341.8155 sq m
(Including Garage)

Ground Floor Area 1825 sq ft – 169.5094 sq m
First Floor Area 1166 sq ft – 108.2961 sq m
Second Floor Area 689 sq ft – 64.0100 sq m

