



The Common, Ashted KT21 2ED

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## The Common Ashted KT21 2ED

*A charming three bedroom period cottage overlooking The Common in Ashted which has been remodelled and modernised by the current owners. The property benefits from an upstairs bathroom and a downstairs shower room plus a delightful garden room that overlooks the pretty cottage gardens. The property is located in a tranquil setting with glorious views and yet easy access to the mainline station and the Village.*

Facing Ashted Common

Period Property

Three Bedrooms

Two Bathrooms

Modern Kitchen/Breakfast Room

Westerly Facing Garden

Garden Room

Rarely Available

0.4 Miles Ashted Station

EPC Rating D

This excellent and contemporary home is just 0.4 miles from Ashted train station which provides links to London Victoria and Waterloo in approximately 40 minutes.







The entrance porch leads to the main living room with double glazed sash windows overlooking the common, open fireplace and stripped original floorboards. The extended kitchen has been beautifully fitted with bespoke units including an integrated double oven and hob, washer/dryer and dishwasher. There is a custom made larder and multiple cupboards plus a housing unit suitable for a large fridge freezer. The kitchen leads onto the garden/dining room with windows and a side door to the rear garden. The ground floor also has a shower room and wc.

The first floor accommodation includes an excellent master bedroom overlooking the common, a 2nd delightful double bedroom overlooking the rear garden and a 3rd single bedroom that currently doubles as a study. The family bathroom has been refitted to compliment the era of the cottage.

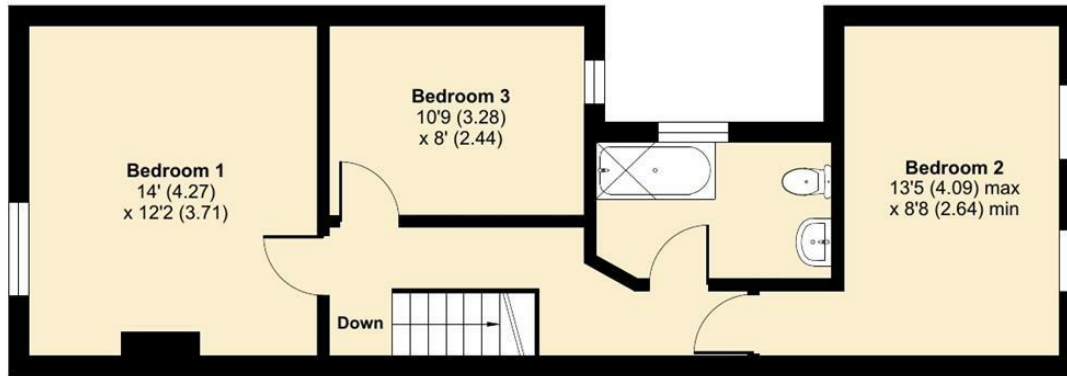
The front garden is mainly laid to lawn and has the opportunity to open up to a driveway if desired although unrestricted parking opposite the property is available. The rear gardens are landscaped providing a newly laid patio area, lawned area and multiple flower beds and borders with cottage style planting. To the rear of the garden are two sheds.



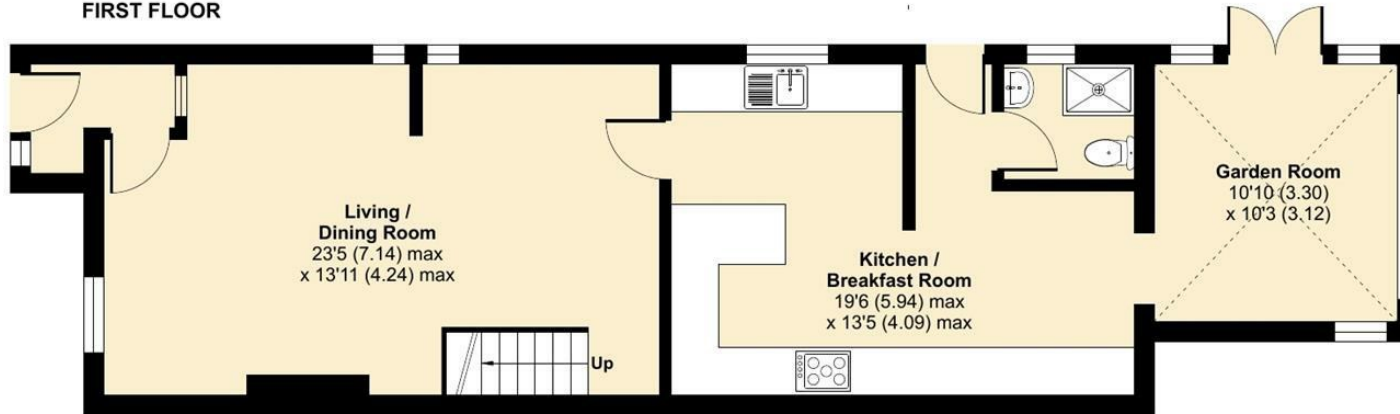
# The Common, Ashted, KT21

Approximate Area = 1289 sq ft / 119.7 sq m

For identification only - Not to scale



FIRST FLOOR



Garden  
Approximate  
47'6" (14.49)  
x 18'3" (5.56)

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2022. Produced for V&H Homes. REF: 895093.

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