



Harriotts Lane, Ashted KT21 2QH

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V&H Homes, Ashted are delighted to present this substantial and beautifully balanced family home, set within one of the area's most desirable residential lanes. Offering approaching 1,900 sq ft of versatile accommodation including a self-contained annexe, this is a home designed to adapt effortlessly to modern living.

Detached House

Three Double Bedrooms

Self Contained Annex

South West Facing Garden

Garage

Mature Garden

Utility Room

EPC rating D





The ground floor is centred around a generous kitchen and breakfast room, thoughtfully arranged with excellent proportions and direct connectivity to both the dining room and principal reception spaces. The living room spans an impressive footprint, providing a refined yet comfortable setting for everyday living and entertaining. A separate utility room enhances practicality, while the integral garage offers further flexibility for storage or conversion, subject to the usual consents.

Upstairs, three well-proportioned bedrooms are arranged around a central landing, all served by a contemporary family bathroom. Each room enjoys a pleasing sense of space and natural light, with fitted storage enhancing functionality.

A notable feature of the property is the detached annexe, providing an independent living space complete with its own kitchen, bathroom and bedroom. Ideal for guests, multi-generational living or a dedicated home office, this addition significantly elevates the overall offering.

Externally, the property enjoys a private setting with scope to further landscape or enhance, complementing the internal accommodation.

This is a rare opportunity to secure a home that combines flexibility, scale and long-term potential, all within easy reach of Ashted's village amenities, excellent schools and transport links.



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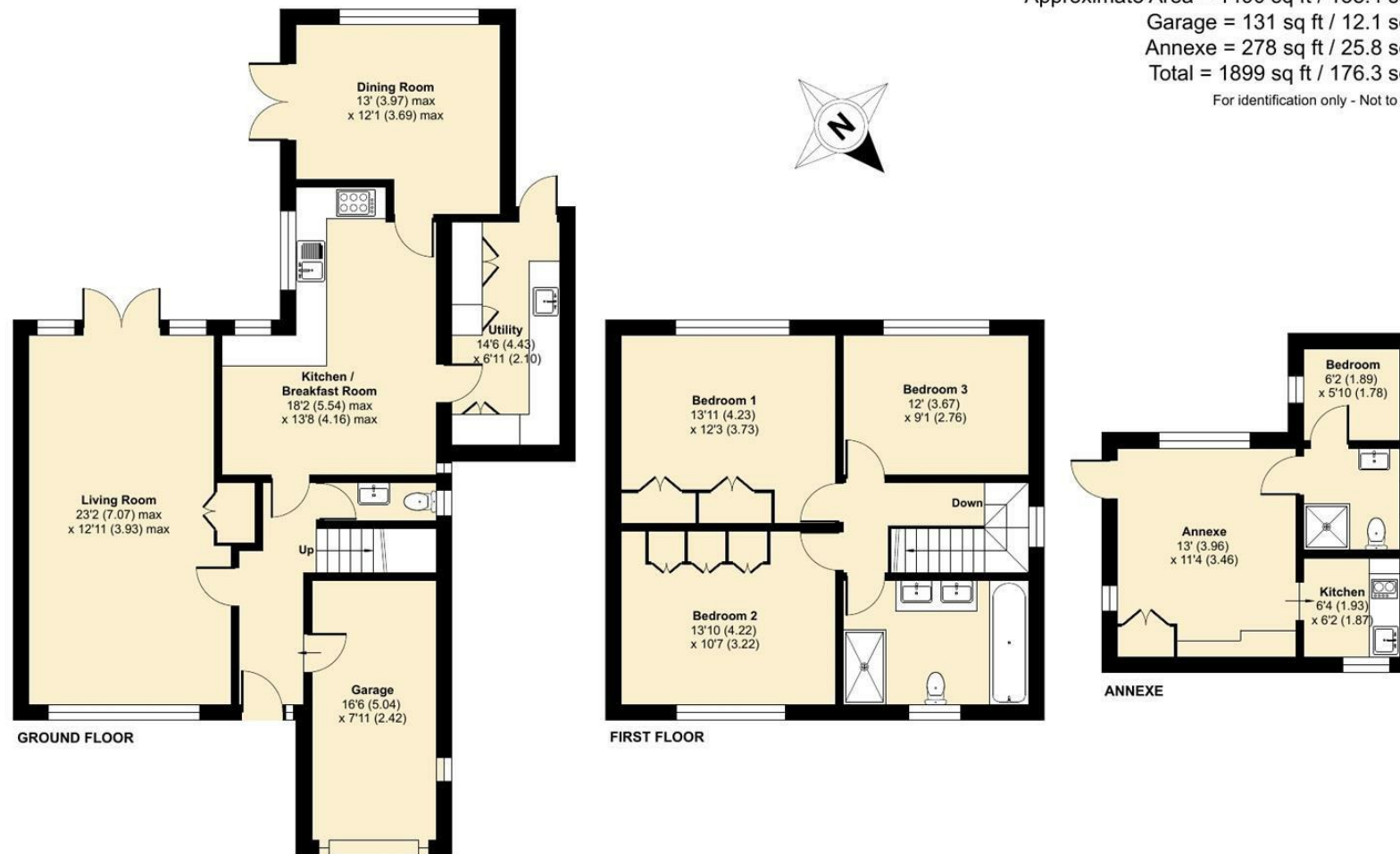
Approximate Area = 1490 sq ft / 138.4 sq m

Garage = 131 sq ft / 12.1 sq m

Annexe = 278 sq ft / 25.8 sq m

Total = 1899 sq ft / 176.3 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). © nchecon 2026. Produced for V&H Homes. REF: 1439768

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