



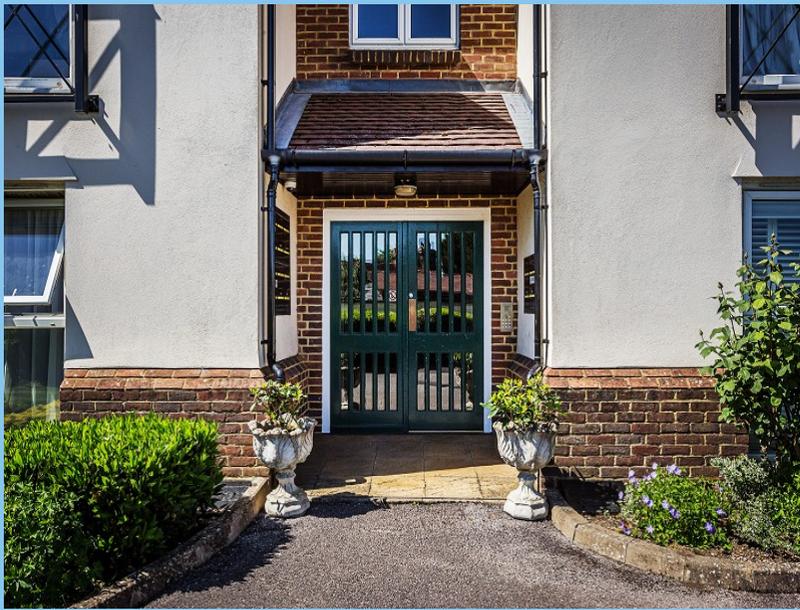
Clarendon Mews
Parkers Lane, Ashted - £280,000

Johnson's
Independent Property Agents

Local people. Local knowledge.

CLARENDON
MEWS

PRIVATE
DEVELOPMENT
NO
UNAUTHORISED
PARKING



the property



Clarendon Mews Parkers Lane, Ashted

£280,000

- Exclusive Penthouse Apartment
- Private Gated community with share of freehold
- Allocated parking plus visitor parking.
- Double aspect Living /Dining Room with views of Ashted
- Modern Kitchen.
- Double Bedroom with storage and bathroom access
- Secure Access.
- Excellent transport links to London, & nearby towns
- Excellent M25 links to Heathrow & Gatwick
- Idyllic location in Surrey North Downs & Surrey Hills

Johnson's are pleased to offer to market in association with Patrick Gardner this Executive Penthouse Apartment in Ashted, set in a private Gated Community. The property benefits from Allocated Parking, and is sold with added advantage of being a Share of Freehold and is conveniently located near local shops and amenities.

This exclusive Gated Development at Clarendon Mews was built by Try homes. The property is set in beautiful communal grounds with an additional visitor parking space and is accessed by a Secure Front Door via a phone entry system, to an immaculate communal Stairwell.

A large Hallway leads to a bright double aspect living/Dining Room, with amazing views across Ashted from this stunning Penthouse. The modern kitchen features plenty of storage cupboards and appliances including and electric hob, dishwasher, fridge/freezer and a washer/dryer.

The double bedroom benefits from two built in storage cupboards with access to the stylish bathroom which is fitted with a gorgeous shower enclosure featuring a rainwater showerhead, wash hand basin and WC and is accessed by both the bedroom and hallway.

The charming Ashted village is ideally located with many local shops, schools and transport links. The Station is a short 1 mile walk away with frequent Trains to London Waterloo, London Bridge and London Victoria.

The M25 motorway is accessed by nearby junction 9, is only 2 miles from Ashted. Bus routes to the larger neighbouring towns of Epsom and Leatherhead are all convenient to Ashted.

Ashted is a large village in the Mole Valley district of Surrey and is on the northern slopes of the North Downs. Set amongst acres of open access green belt and National Trust land, Ashted offers ideal space for all your outdoor pursuits including horse riding, golf, cricket, tennis walking and cycling in the Surrey Hills, an area of outstanding natural beauty.



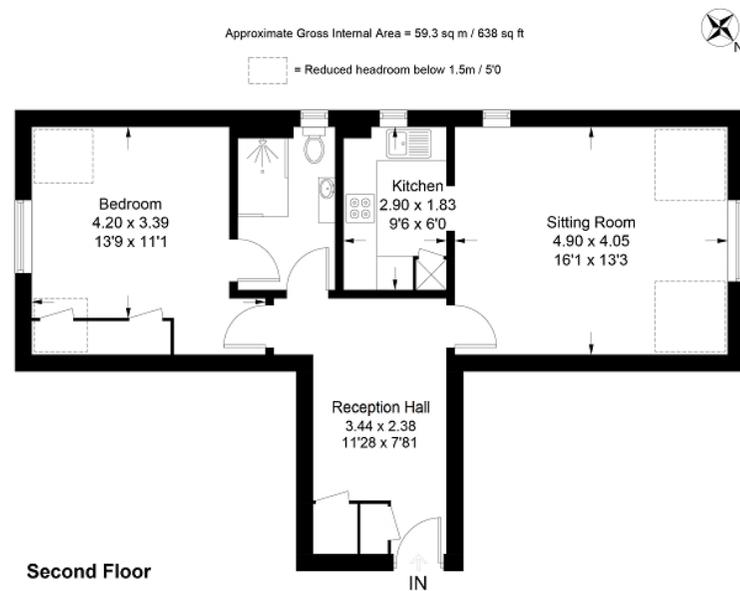
How energy efficient is the property?

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
England, Scotland & Wales	EU Directive 2002/91/EC			England, Scotland & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID770694) www.bagshawandhardy.com © 2021



the local area



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