



Ottways Lane, Ashted, KT21 2PG

AVAILABLE MID TO END OF AUGUST

£4,000 Per Calendar Month





- AVAILABLE MID AUGUST
- STUNNING FOUR BEDROOM DETACHED CHARACTER COTTAGE
- LOUNGE, DINING ROOM AND STUDY
- FAMILY BATHROOM AND SHOWER ROOM
- GATED ACCESS WITH AMPLE PARKING
- UNFURNISHED
- MODERN KITCHEN AND UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- MATURE GARDEN - WITH GARDENER
- PRIVATE VILLAGE LOCATION



## Description

**KITCHEN:** Recently fitted with grey shaker-style units with marble-effect laminate worktop over and tiled splash back above gas hob and electric oven. Other appliances include dishwasher, fridge/freezer and chimney extractor. Window overlooking rear garden and kitchen door to patio. Hard flooring.

**DINING ROOM:** Space for table and chairs, stairs rising to first floor with stair gates at base of stairs and on landing, door to front of property. Oak flooring.

**LOUNGE:** Beautiful double aspect room with feature fireplace with mantle and mirror over and fireguard, sliding patio door to patio and garden. Oak flooring.

**STUDY:** window to front aspect.

**GF SHOWER ROOM:** Stylish white suite with wc, wash hand basin and shower enclosure. Tiled. Obscure glazed window.

**UTILITY ROOM:** Fully fitted, gas boiler, washing machine, ample base units, door to the rear of the property.

**MASTER BEDROOM:** Double room to front aspect with double fitted wardrobes and fitted mirror.

**BEDROOM TWO:** Good sized double with windows to rear and side aspect. Fitted mirror, fitted wardrobe.

**BEDROOM THREE:** Double bedroom with window to front aspect.

**BEDROOM FOUR:** Double bedroom with window to rear aspect.

**FAMILY BATHROOM:** Luxury white suite comprising wash hand basin inset in vanity unit with mirror over, wc, bath with mains operated shower over, glass shower screen, part tiled walls, obscure glazed window.

**OUTSIDE:** The property can be reached on foot down a private pedestrian lane accessed via a gate on Ottways Lane.

For vehicle access, the property can be accessed from Taleworth Road via a private entrance with an electric sliding gate which opens via an intercom system (small monthly charge tbc). The block driveway parking provides ample parking for several cars. Side access to a tandem length garage.

The private rear garden is laid to lawn with a patio and mature cottage garden shrubs. A regular gardening service is provided to tend to the beds, the Tenant is responsible for the lawn.

Shared access alleyway and easement down the footpath from Ottways Lane to the property.

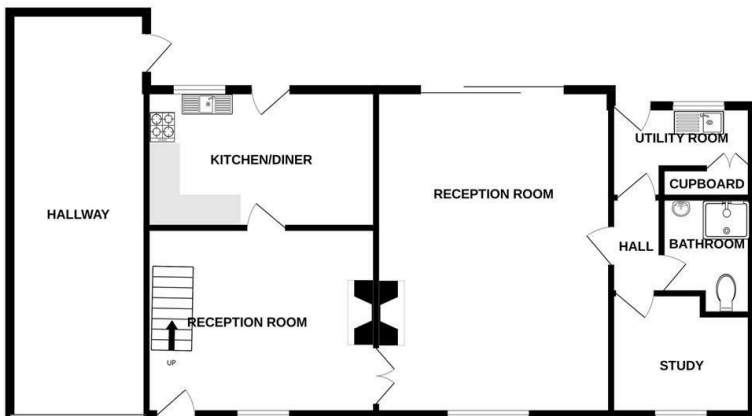
**EPC D**

**Council Tax Band F**

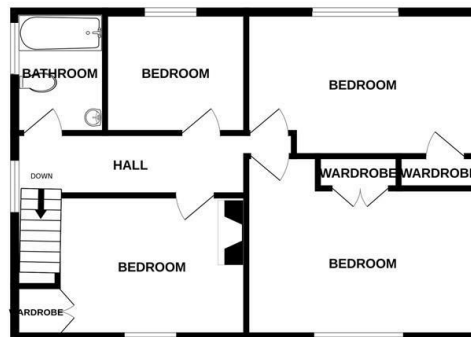
**Due to severe allergies, sorry no pets**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## INFORMATION FOR TENANTS

### Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

### Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

### References

We use the referencing company, Lettings in a Box. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

### Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

### Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

66 THE STREET, ASHTEAD, SURREY KT21 1AW  
Tel: 01372 271881 Email: [ashteadlettings@patrickgardner.com](mailto:ashteadlettings@patrickgardner.com)  
<https://www.patrickgardner.com/>

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**patrick  
gardner**  
LETTINGS