

## 9 Smallholdings

Clockhouse Lane, Ashford, TW15 2HB

2 Bedrooms | 1 Bathroom | 2 Reception Room

Offers in excess of £475,000

Freehold  
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A rare opportunity to acquire a 2 bedroom detached property set on a level plot of 0.23 acres. The ground floor comprises 2 reception rooms, one being a large kitchen/diner. The modern kitchen has been attractively fitted and has provision for the usual appliances. The bathroom is fitted with a 3-piece white suite. In addition, there is a store room and double-glazed conservatory, both of which are accessed externally.

To the first floor are 2 well-proportioned double bedrooms complete with eaves storage. The property provides an ideal canvas to extend and improve to create a home of your own style.

## Exterior & Garden

The level and fenced plot extends to approximately 0.23 acre being mainly lawned with a large hardstanding area to the side and rear.

## Location

Smallholdings is a private road off Clockhouse Lane, ideally situated within a 0.5 mile of Ashford, High Street and 0.9 miles of the mainline station with its direct service to London Waterloo and Hatton Cross tube station (Piccadilly line) is only 2.7 miles. For the motorist junction 1 of the M3 and the start of the A316 to London are within 3.2 miles drive and junction 13, M25 is only 6 miles. Heathrow International Airport is approximately 2.4 miles.



## Conditions of Sale

In considering offers, the ability to unconditionally proceed will be a material factor. No offers will be considered until the property has been marketed for a minimum of 28 days. This marketing period expires on the 26<sup>th</sup> November 2024.

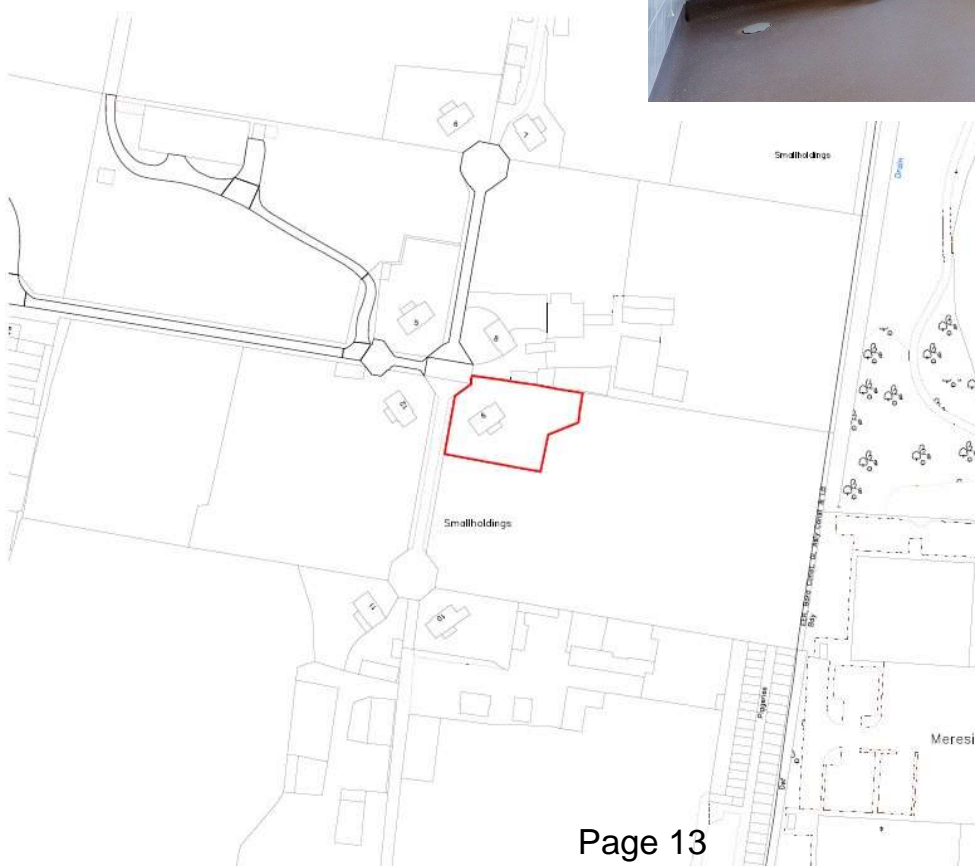
EPC D | Council Tax Band E

# Key Features

- Detached property in semi-rural setting
- Private Road
- 0.23 acre plot
- 2 Double Bedrooms, 2 Reception Rooms
- Scope for modernisation and extension STPP
- 0.8 miles from Ashford High Street
- Exceptional parking
- No onward chain

# Additional Information

- The plot for sale is outlined in red on the attached brochure plan.
- The communal sewage plant including the main tank and bio filter are serviced by Surrey County Council at a current annual cost per household of £300 for clearing plus water and electricity.
- Subject to a covenant restricting the use to a single private residential dwelling.
- Owners and successors to erect and maintain all the boundary fences
- Owners and successors to pay a contribution towards the maintenance of the private roadway and verges as identified shaded brown on the attached plan
- Owners and successors abide by any speed restrictions the freeholder of the private roadways apply.
- Owners not do anything on the land that will disturb/annoy neighbouring occupiers.
- Not to build anything on the land apart from a domestic greenhouse and garden shed. Extension of the existing dwelling is permitted, subject to planning
- An asbestos survey has revealed asbestos risk in the property in the following areas: An asbestos risk has been found in the following areas: External shed - Cement roof, External shed - Cement wall, External shed Cement panels, Main house – Single storey section Cement roof and Main house – Lean to Floor tiles.



Rev	Description	Date	Drawn By	Check
A	ORIGINAL ISSUE	07/02/18	C. Anderson	-

**SURREY COUNTY COUNCIL**

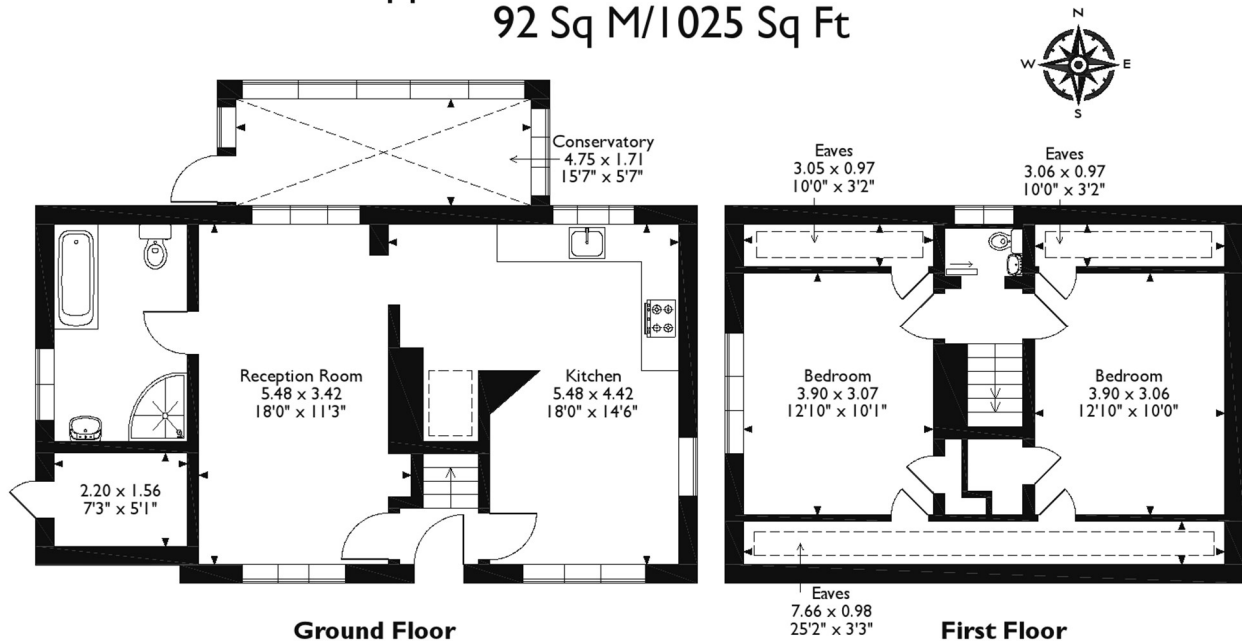
Property Address:  
 9 Ashford Smallholdings,  
 Clockhouse Lane  
 Ashford  
 Surrey  
 TW15 2HB

Drawing Title: Site Plan
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Date: 07/02/18	Scale: 1:1000 @ A3
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Drawing No: CM4113	Rev. No: A
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## Approximate Gross Internal Area 92 Sq M/1025 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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