



SPOIL LANE | TONGHAM


**Platinum
Homes**
BY BRIDGES



The Property

Situated within a stone's throw of the picturesque former railway walking route at Ash Green Meadows, this superb detached family home is arranged over three floors and is presented beautifully throughout. The ground floor boasts three reception rooms, with the kitchen/dining room being particularly impressive measuring almost 32' and offering access to the garden. There is also a cloakroom, utility room, and an impressive oak staircase rising upstairs.

To the first and second floors there is ample space for a growing family, with up to six bedrooms and three bath/shower rooms. The principal suite offers en suite facilities and a dressing area plus a bay window affording a view over the pretty rear garden. Bedrooms five and six are currently arranged as a cinema room and snug, further proving the flexibility of the accommodation. Additionally, the majority of the property offers underfloor heating, a ventilation system throughout, and CAT 6 cabling.

Ash Vale and Aldershot mainline stations are less than three miles away, with Ash station 1.5 miles away and offering access to Guildford, Reading, and Gatwick Airport.

Outside

The rear garden is mainly laid to lawn and measuring approximately 100 feet in length.

Another stunning feature of this property is the professionally built garden room to the rear of the garden which could be used as a home office/entertaining space or even an annexe.



Features

- Five Bedrooms
- Four Reception Rooms
- 32' Kitchen/Dining Room
- Cinema Room
- Professionally Built Garden Room
- Double Garage
- Easy Access to Mainline Stations
- EPC : C (69)
- Council Tax Band : G

Contact

Philip Gascoyne

pgascoyne@platinumbybridges.co.uk

01252 975501


**Platinum
Homes**
BY BRIDGES



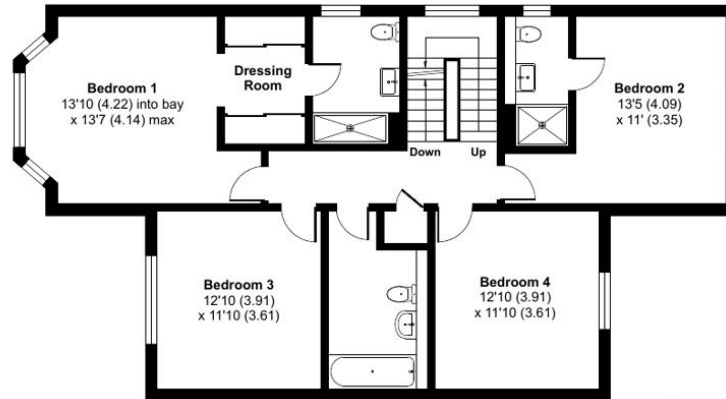
Willowdene Spoil Lane, Tongham, GU10

Approximate Area = 2581 sq ft / 239.7 sq m

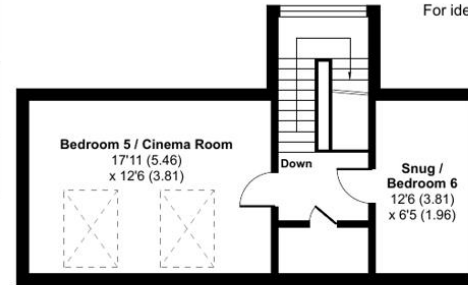
Outbuilding = 309 sq ft / 28.7 sq m

Garage = 300 sq ft / 27.8 sq m

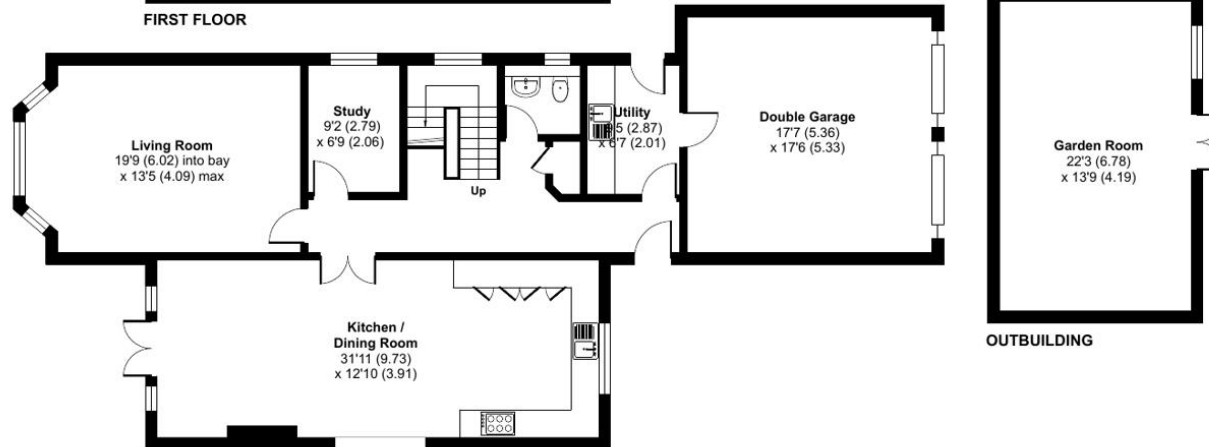
Total = 3190 sq ft / 296.2 sq m



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

OUTBUILDING

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.

