



## Four Bedroom Detached House

Ash Hill Road, Ash, Surrey, GU12 5DW

Offers in excess of: £550,000

- Three/Four Double Bedrooms
- Detached Character Town House
- Accommodation Set Over Three Floors
- Superb South Facing Garden
- Rear Access with Detached Garage
- Close to Ash Ranges and Canal
- Potential to Extend/Improve (STPP)
- EPC: E (42)



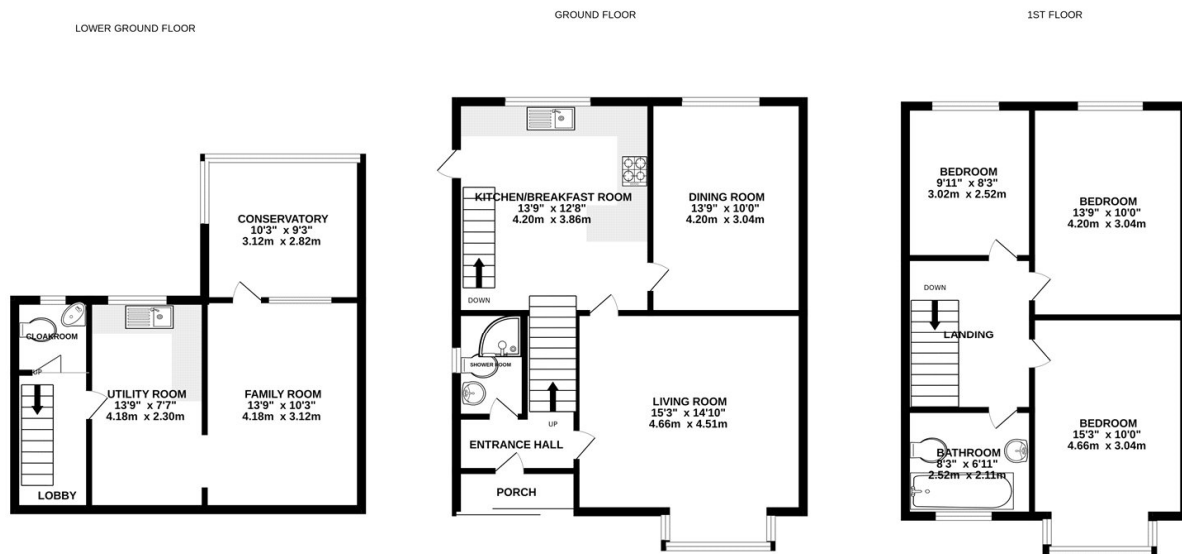
## Description

A superb three/four double bedroom detached character townhouse, which has fantastic accommodation set over three floors and offers the potential to extend/improve further with a generous loft that has a Velux window already & power. This incredible home is cut into the hill and has far reaching views to the rear and has a detached garage and additional parking located at the bottom of the garden. With five reception areas and a generous kitchen/breakfast room, there is so much versatility to the living accommodation and could easily be an annexe for someone. Boasting two bathrooms and a generous utility room there is so much to offer families. The garden is equally impressive and being south facing, it is often basked in sunlight! Split on two levels with a wonderful, raised section accessed directly from the back of the house, and the lower section leading to the garage. Being located right in the centre of the village, you benefit from so many parts of what makes Ash so special. Just across the road is the lovely Wharf with all its shops and the delicious bakery. The beautiful Basingstoke Canal is a stone's throw away, as are the wonderful Ash Ranges with their 1000's of acres of Heathland perfect for walking. Ash train station is a short walk away, as are all the village schools including Walsh and Ash Manor. Homes like this are rarely available, so don't miss out and call us today to come and take a look!

## Outside

To the front is a smart block paved driveway with parking for multiple vehicles, and is enclosed by a well kept hedgerow which offers privacy. To the rear is the magnificent south facing garden which enjoys lovely direct sunshine. The top walled tier is accessed directly from the back of the house and is fantastic for outside entertaining and gives great views. There are then steps down to the lower tier which has a vast array of plants, trees and shrubs and leads directly to the detached garage and additional driveway.

## Floorplan



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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To arrange a viewing please contact:

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