



Six Bedroom Detached House

Old Rectory Drive, Ash, Surrey, GU12 6EX

Offers Over: £900,000

- Five Spacious Bedrooms
- Stunning South Facing Plot with Pond and Outbuildings
- Two Garages
- Annex with Separate Kitchen and Staircase
- En Suite
- Walk Through Wardrobe to Principal Bedroom
- Driveway Parking for Multiple Vehicles
- EPC: D (59)



Description

Bridges are proud to offer this stunning five/six bedroom home, situated on a third of an acre with a south facing plot in a sought after and peaceful no through lane in Ash. Offered to the market with no chain, this property offers plenty of unique benefits including two garages, an annex, multiple reception rooms and bathrooms - as well as a large, picturesque pond in the tranquil south facing rear garden. Downstairs offers an entrance hall and a beautiful kitchen/diner - alongside two reception rooms, a study and two bedrooms. You will also find a family bathroom and an additional kitchen/utility room, with two staircases leading upstairs. There are also plenty of double doors that open out to the patio and rear garden from the numerous reception rooms. The upstairs offers three bedrooms, including the principal bedroom with en suite and dressing room - plus a shower room and separate cloakroom. This property offers an opportunity to have part of the home as a self contained annex, with its own kitchen and side access - along with a staircase of its own to the upstairs bedrooms. This location is just a short walk from Ash train station in one of the villages most premier locations, which offers quick and direct access to Reading and Guildford, the A331 and A31 are just a short drive away. This property offers so many different flexible living opportunities, and with sought after local schools nearby including Wyke and Ash Manor, this sublime home needs to be viewed to fully appreciate all it has to offer. Call us today to avoid missing out!

Outside

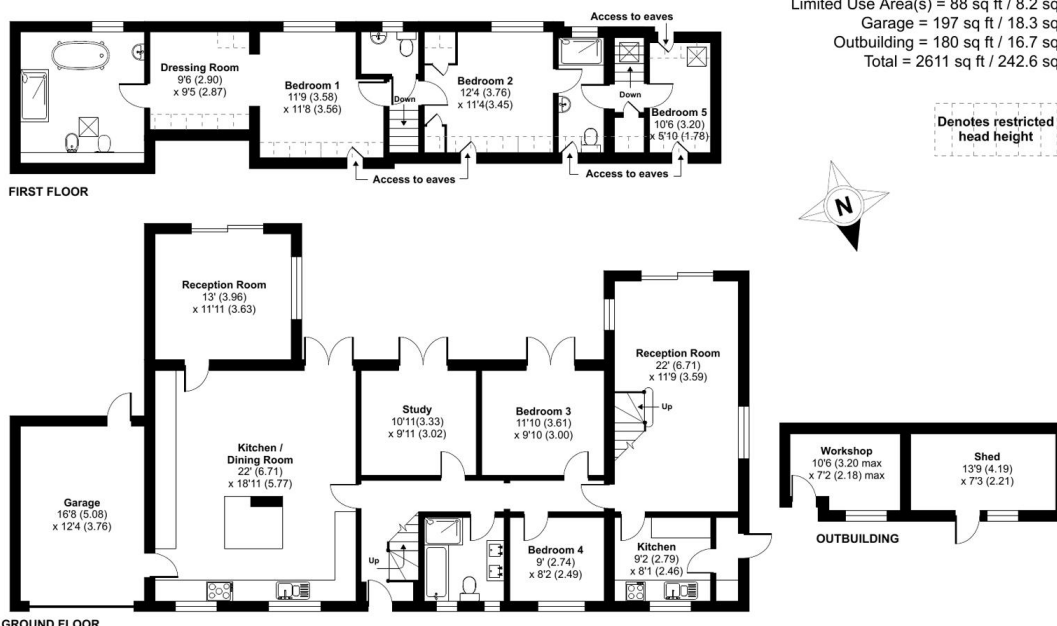
Externally, the property offers plenty of driveway parking to the front, with an integral garage to the left hand side, and a detached garage and workshop to the right. To the rear, there is a beautifully laid patio area offering plenty of natural light overlooking the garden. The garden is mainly lawn along with the pond which offers a tranquil and peaceful outlook. There are also other storage rooms for garden equipment, plus a built-in hot tub.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy

Floorplan

Old Rectory Drive, Ash, GU12

Approximate Area = 2146 sq ft / 199.4 sq m
 Limited Use Area(s) = 88 sq ft / 8.2 sq m
 Garage = 197 sq ft / 18.3 sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 2611 sq ft / 242.6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bridges Estate Agents. REF: 1284320

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TO ARRANGE A VIEWING PLEASE CONTACT:
 Tel: **01252 361550** or Email: **info@bridges.co.uk**



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