



## Four Bedroom Detached House

**Compass Rose Road, Ash Green, Surrey, GU12 6TY**

**Price: £650,000**

- Four Bedrooms
- Detached Family Home
- Constructed in 2022
- Garage and Driveway Parking
- Cul-de-Sac Location
- Walking Distance to Ash Train Station
- Immaculate Condition Throughout
- EPC: B (84)



## Description

Offered to the market in immaculate condition throughout is this four bedroom detached home, tucked away on an exclusive development in the semi rural village of Ash Green. Only constructed in 2022, this property offers a beautiful, tranquil setting in the cul-de-sac and offers driveway parking, a garage and recently landscaped rear garden. As you enter the property you are welcomed by a spacious hallway with downstairs cloakroom to the front, plus a lovely bright living room. To the rear is a stunning kitchen/diner with a breakfast bar and space for a sofa and dining table - alongside a handy utility room offering side access to the driveway parking. There are also double doors opening out to the sunny rear garden from the dining area. Upstairs offers four great sized bedrooms, plus family bathroom and en suite to the principal bedroom. This property is in a brilliant location for commuters, with the Ash Station within walking distance and is only a few minutes drive to the A31 and A331 - providing quick access to Guildford, Farnham and the M3. Plenty of popular local schools are nearby, as well as lovely places to walk and cycle from your front door.

## Outside

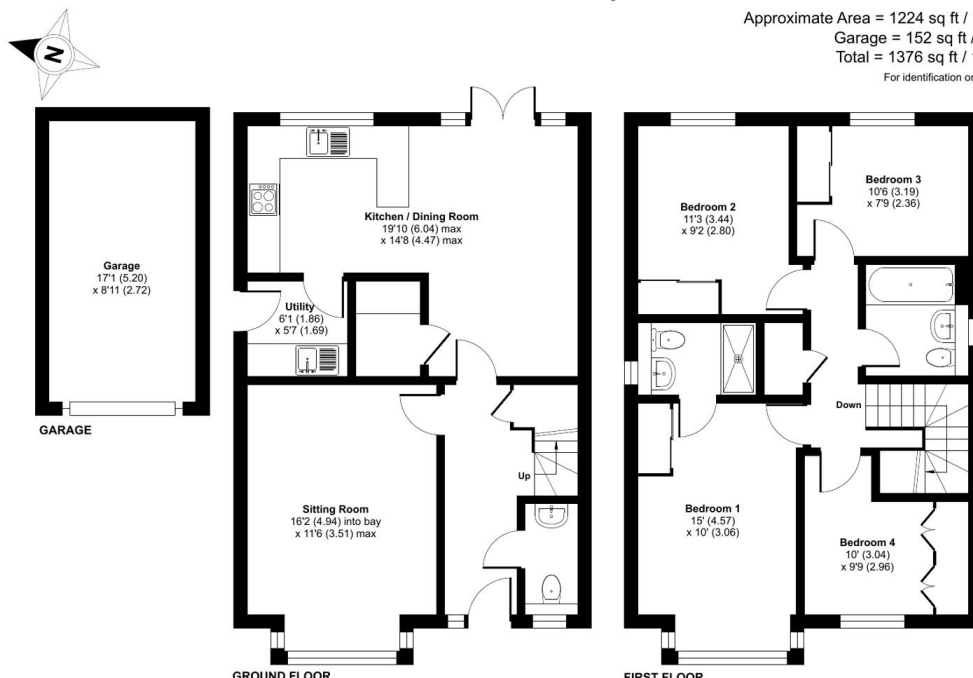
To the rear of the property is a beautifully landscaped garden with extended patio area - fully enclosed with smart wooden fencing. There is a side gate leading to the driveway and garage. The property overlooks green space to the rear and isn't overlooked.

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

## Floorplan

### Compass Rose Road, Ash Green, GU12

Approximate Area = 1224 sq ft / 113.7 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 1376 sq ft / 127.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bridges Estate Agents. REF: 1312242

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TO ARRANGE A VIEWING PLEASE CONTACT:  
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