

## Four Bedroom Detached House

**Shawfield Lane, Ash, Surrey, GU12 6QZ**

Offers in excess of: £700,000

- Four Bedroom Detached House
- Private Development
- Integrated Appliances
- En Suite to Principal Bedroom
- Under Floor Heating to the Ground Floor
- Garage and Driveway Parking
- Turf Gardens
- EPC: TBC



## Description

**\*\*UP TO £25,000 STAMP DUTY CONTRIBUTION\*\***

Madgewick House is set within the formal grounds of Shawfield House, built circa 1815 - the property itself is in the village of Ash, Surrey. Standing in a private development, comprising of two luxurious four bedroom houses, the property is built to high specification.

Madgewick House is a delightful detached two storey residence. Upon entering, you are welcomed by a spacious hallway leading to a generously sized living room. The heart of the home resides on the ground floor, with an open plan kitchen and dining room that opens onto the garden through French doors - ideal for entertaining. The property further boasts fully fitted, custom designed contemporary style kitchen, Quartz worktops, integrated appliances.

Upstairs, the principal bedroom offers a luxurious escape, with an en suite bathroom. Additional three double bedrooms offering ample space for family or guests. A family bathroom completes this level for added convenience.

\*Please note photos are of the development and may not be the exact plot\*

## Outside

Outside, you will find a single garage with driveway, offering parking. The garden features lush turf and a welcoming patio area, perfect for outdoor dining and/or relaxation. This home seamlessly blends comfort, functionality and style - creating a welcoming retreat.

### Madgewick House Shawfield Lane, Ash, GU12

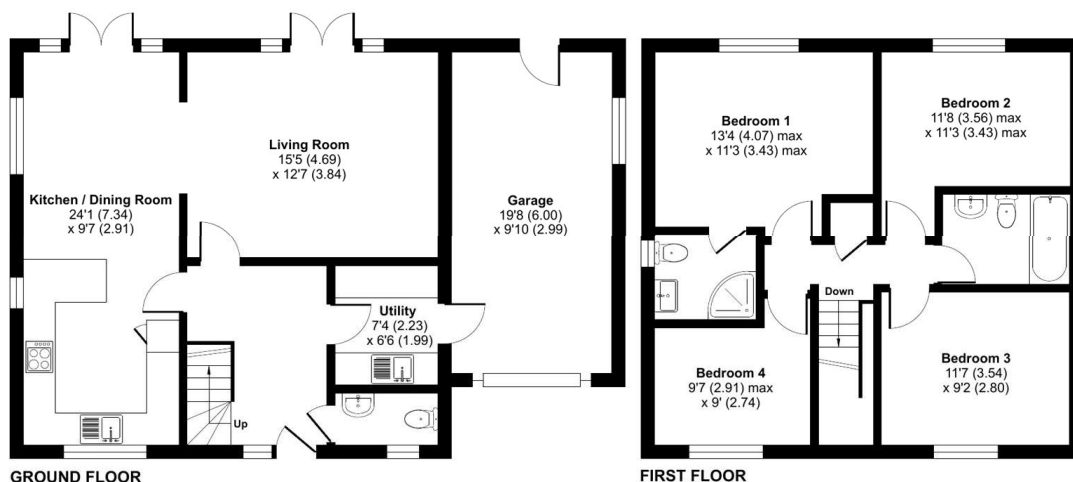
Approximate Area = 1224 sq ft / 113.7 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1417 sq ft / 131.6 sq m

For identification only - Not to scale

## Floorplan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2025. Produced for Bridges Estate Agents. REF: 1276869

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**TO ARRANGE A VIEWING PLEASE CONTACT:**  
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