



## Four Bedroom Detached Bungalow

### Frimley Road, Ash Vale, Surrey, GU12 5PP

Guide Price: £925,000

- Four Bedroom Detached Bungalow
- Located at the End of a Private Road
- Direct Private Access to Canal Towpath
- Annexe with Private Access
- Four Bathrooms/Five Reception Rooms
- Over 2300sq ft of Living Accommodation
- 600 sqft of Outbuildings
- EPC: B (84)





## Description

Situated in an extremely sought after location at the end of a private road, this stunning detached bungalow with its own private direct access onto the Basingstoke Canal tow path offers unique living accommodation of over 2300sqft including four bedrooms, four bathrooms and five reception rooms. The left hand side of the accommodation has the option of being used as an annexe, with its own kitchen, bedroom with en-suite and reception rooms. The incredible plot offers 1/3 acre of lawn, outbuildings and entertaining areas along the stunning backdrop of the canal.

The property is presented in brilliant decorative order, with the property having been improved by the current owners internally and externally. 13 solar panels on the roof offer reduced energy bills and a new roof has been installed on the old conservatory to make it a lovely additional reception room. A choice of two entrance halls opens into the home, with the principal L-shaped hall leading through to all four bedrooms, 2 of which are en-suite, with an additional two bathroom suites, a kitchen/diner and a living room. The five reception rooms offer plenty of flexible living accommodations with the four double bedrooms offering plenty of privacy for different family set-ups. Nearby villages include Ash, Ash Green, Normandy and Mytchett with several town centres in easy reach including Farnborough, Camberley, Farnham and Aldershot. Ash Vale rail station provides a connection to Waterloo in 40 minutes whilst by road, Guildford is only 20 minutes away and the M3 corridor is accessible through Farnborough. Ash rail station provides routes to Reading and Guildford.

This property simply must be seen to fully appreciate the size and location of this home, so please call us today to book your appointment!

## Outside

To the front, a paved driveway leads to the entrance of the property with plenty of parking available.

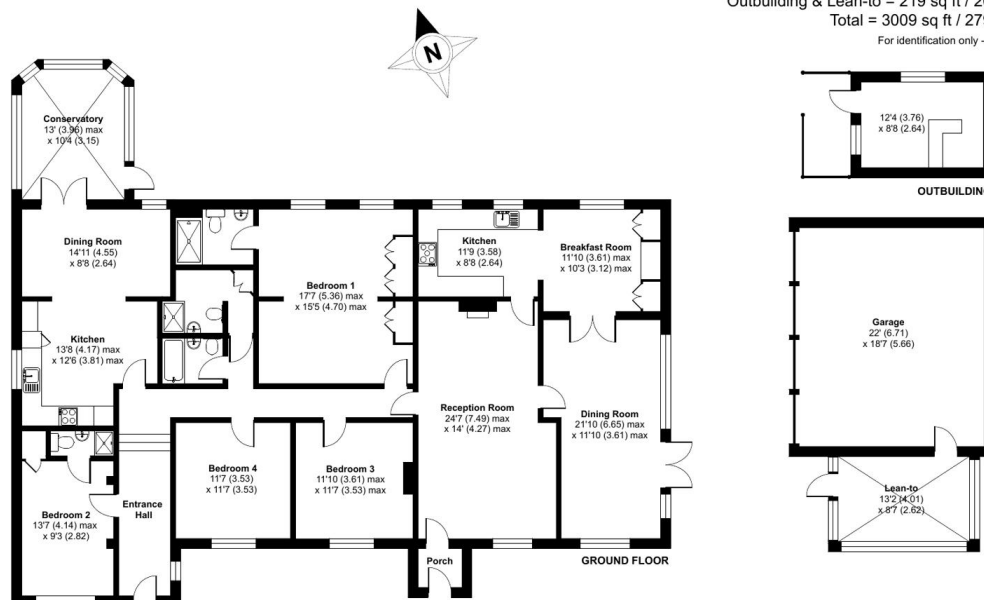
A side gate leads through to the beautifully presented rear garden, bordered by mature woodland to offer a pleasant sense of privacy and seclusion. This established outdoor space features numerous areas for seating, including decking and paved patios. There are plenty of outbuildings including an extended garage/workshop area offering perfect workshop or home office space plus ample storage.

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

## Floorplan

### Inverurie Frimley Road, Ash Vale, GU12

Approximate Area = 2380 sq ft / 221.1 sq m  
Garage = 410 sq ft / 38 sq m  
Outbuilding & Lean-to = 219 sq ft / 20.3 sq m  
Total = 3009 sq ft / 279.5 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). © nitchcom 2025. Produced for Bridges Estate Agents. REF: 1319467

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TO ARRANGE A VIEWING PLEASE CONTACT:  
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