



HARPERS ROAD | ASH GREEN


**Platinum
Homes**
BY BRIDGES



The Property

Platinum Homes present the rare opportunity to purchase this stunning character cottage which is believed to date back to the 18th Century, boasting a wealth of character throughout including stripped wooden flooring, feature fireplaces, and original beams.

The property boasts extensively flexible living, with income potential via the paddocks/stables. Accommodation includes a generously sized kitchen with an Aga, built-in fridge, microwave, oven, and a dishwasher which also benefits from plenty of worktop/cupboard space. There is a family room with vaulted ceilings and double doors leading into the garden, two double bedrooms, and a set of stairs which lead into significant eaves storage space.

The rest of the home benefits from a beautiful split level living room boasting a feature fireplace with a wood burning stove, as well as a family bathroom, utility area, study with pleasant views into the garden, a stunning dining room with another feature fireplace and wood burning stove, and another bedroom. Lastly there is a striking main bedroom with a four-piece en suite and a roll top freestanding bath.

Additional benefits include double aspect windows. Viewings are highly recommended to truly appreciate the true charm and beauty throughout.

Outside

The property is set within a beautiful 1.15-acre plot but also benefits from an additional 1.25-acre paddock with three stables, a tack room, electric, and running water.

There is a stunning private and enclosed garden, a double garage, and a driveway with plenty of parking for several vehicles.





Features

- Four Bedrooms
- Detached Cottage
- Character Features Throughout
- En Suite
- Generously Sized 1.15 Acre Plot
- Additional 1.25 Acre Paddock
- Double Garage with Driveway
Parking
- EPC: E (40)
- Council Tax Band: F

Contact

Matt Fenn

mfenn@platinumbybridges.co.uk

01252 975503


**Platinum
Homes**
BY BRIDGES



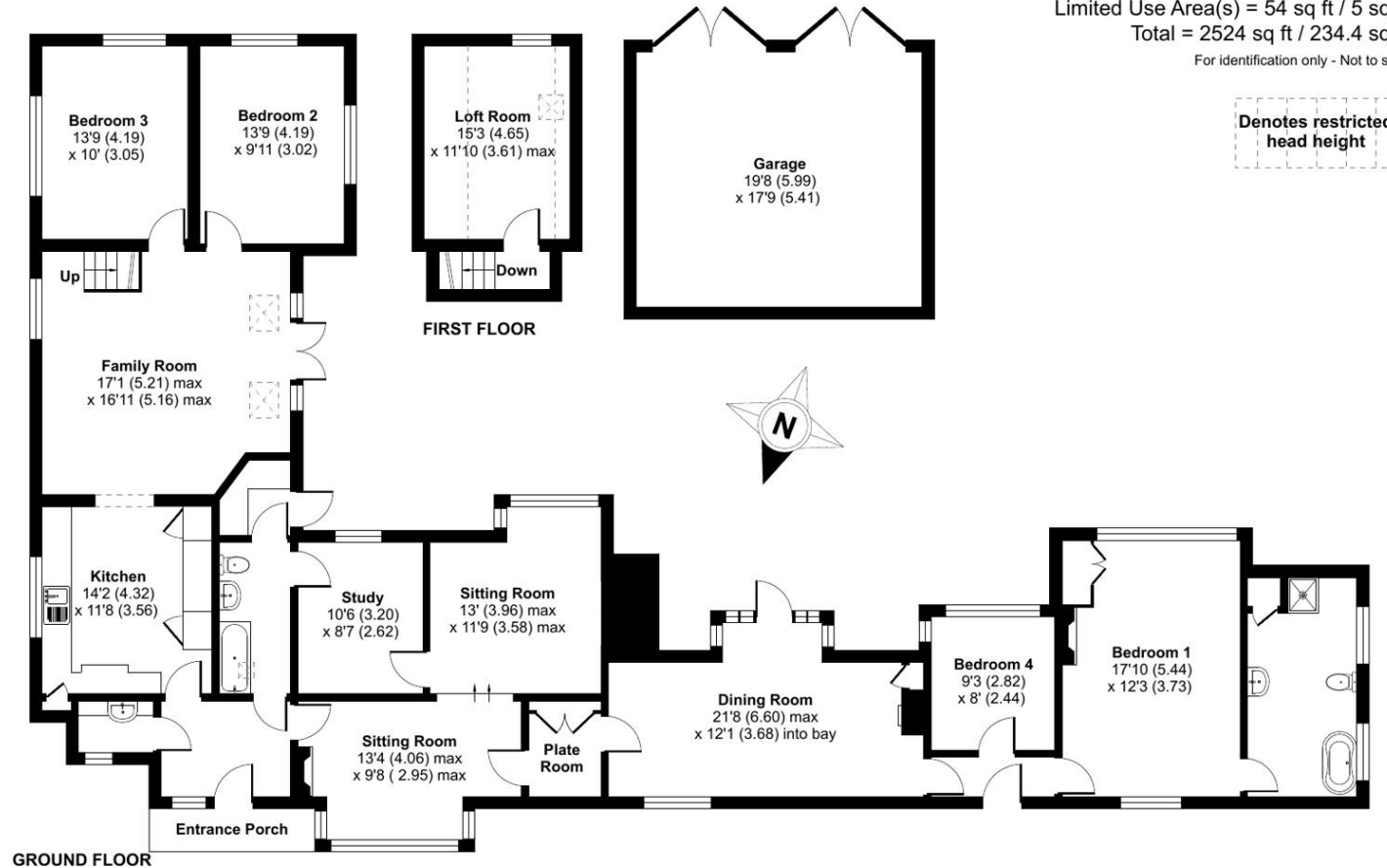
The Cottage Harpers Road, Ash, Aldershot, GU12

Approximate Area = 2470 sq ft / 229.4 sq m (includes garage)

Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 2524 sq ft / 234.4 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477

**Platinum
Homes**
BY BRIDGES

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

