



Ewins Close, Ash, Surrey

Asking Price £550,000

Ewins Close, Ash, Surrey

Situated within easy reach of local amenities, schools and transport links, this fantastic home combines peaceful surroundings with everyday convenience showcasing modern, spacious and versatile accommodation throughout, this is an ideal home for modern family living.

Upon entry, you are welcomed by a bright and airy living room, perfect for relaxing, alongside a generous open-plan kitchen/dining room that forms the heart of the home, ideal for both everyday family life and entertaining.

The kitchen is beautifully finished with a modern interior, complete with bi-folding doors opening onto the garden, integrated appliances, and a separate utility space providing access to the downstairs wc and garage.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room and an excellent range of fitted wardrobes, while the remaining bedrooms are served by a modern family bathroom, creating an ideal layout for growing families or those seeking flexible work-from-home space.

With driveway and garage parking to the front, the property is further complemented by a private rear garden and an additional outbuilding, offering excellent storage or potential for a variety of uses such as a home office or hobby space.

- Semi Detached House
- Bright Living Room
- Spacious Open-Plan Kitchen & Dining Room
- Bi-Folding Doors Opening Onto The Garden
- Separate Utility Room & Downstairs WC
- Four Well-Proportioned Bedrooms
- Principal Bedroom With En-Suite Shower Room
- Extensive Fitted Wardrobes To Main Bedroom
- Modern Family Bathroom
- Private Rear Garden
- Additional Outbuilding
- Driveway & Garage Parking
- Freehold
- Council Tax Band: D
- EPC: D

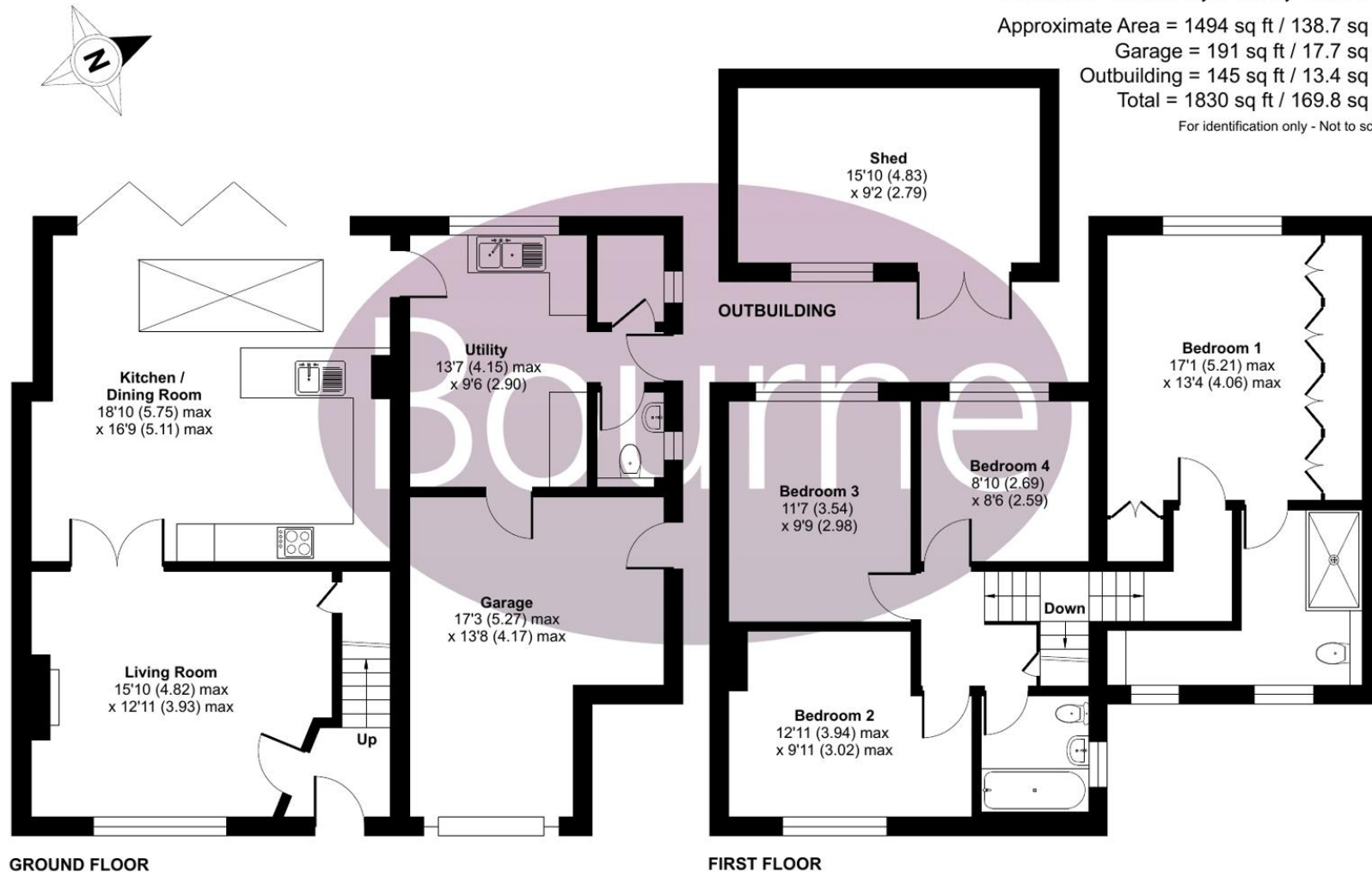


Floorplan

Ewins Close, Ash, GU12

Approximate Area = 1494 sq ft / 138.7 sq m
Garage = 191 sq ft / 17.7 sq m
Outbuilding = 145 sq ft / 13.4 sq m
Total = 1830 sq ft / 169.8 sq m

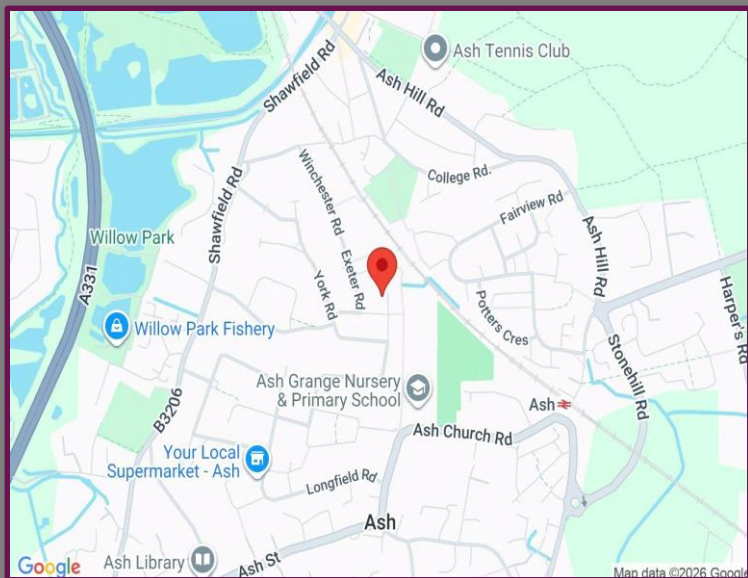
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bourne Estate Agents. REF: 1439928

Location

Situated in a quiet and well-regarded residential cul-de-sac in the popular village of Ash, this property enjoys a convenient location close to a range of local amenities, schools, and transport links. Ash railway station is within easy reach, providing connections to Guildford, Reading, and London, while nearby road links offer straightforward access to the A3 and M3. The area is also surrounded by pleasant countryside walks and green spaces, making it ideal for families and commuters alike.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.
If you require clarification of any points then please contact us especially if you are travelling some distance to view.
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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