



Ash Church Road, Ash, Aldershot, Surrey

Guide Price £650,000

Ash Church Road, Ash, Aldershot, Surrey

This charming home, originally built in 1850, has been thoughtfully designed to provide versatile living space suited to modern lifestyles while retaining a wealth of character throughout. Combining generous proportions with a warm, inviting feel, the property offers an ideal balance of comfort, practicality, and period charm, enhanced by features such as exposed wood beams and solid oak flooring.

The ground floor has been thoughtfully designed to cater for both everyday living and entertaining. A welcoming entrance hall opens into a bright and spacious living room filled with natural light, which flows seamlessly into the dining room with direct access to the garden.

A high-quality, kitchen is fitted with ample cabinetry and integrated appliances, creating a sleek and functional space, complemented by a separate utility room for added convenience.

The first floor offers three well-proportioned bedrooms, each designed to maximise space and light. These rooms provide excellent flexibility, whether used as bedrooms, guest accommodation, or home office space all served by a modern family bathroom.

Occupying the entire top floor, the principal suite is a standout feature of the home. This private retreat offers a generous bedroom space, enhanced by a dedicated dressing room and en suite.

Externally, the property enjoys a generous rear garden, featuring a patio area ideal for outdoor entertaining, a well-maintained level lawn and useful outbuilding. To the front, there is a driveway providing off-road parking, along with a garage/workshop offering secure parking or excellent storage space.

Further enhancing the home's appeal, the property is fitted with 4kW solar panels to the roof, offering an energy-efficient addition that can help reduce running costs while supporting a more sustainable lifestyle.

- Semi Detached House
- Well-Presented Throughout
- Generous Living Room & Dining Room
- Kitchen & Separate Utility Room
- Four Bedrooms
- Principle Bedroom With Feature Dressing Room & En Suite
- Family Bathroom
- Large Rear Garden
- Useful Outbuilding
- Garage/Workshop & Driveway Parking
- Freehold
- Council Tax Band: E
- EPC: B

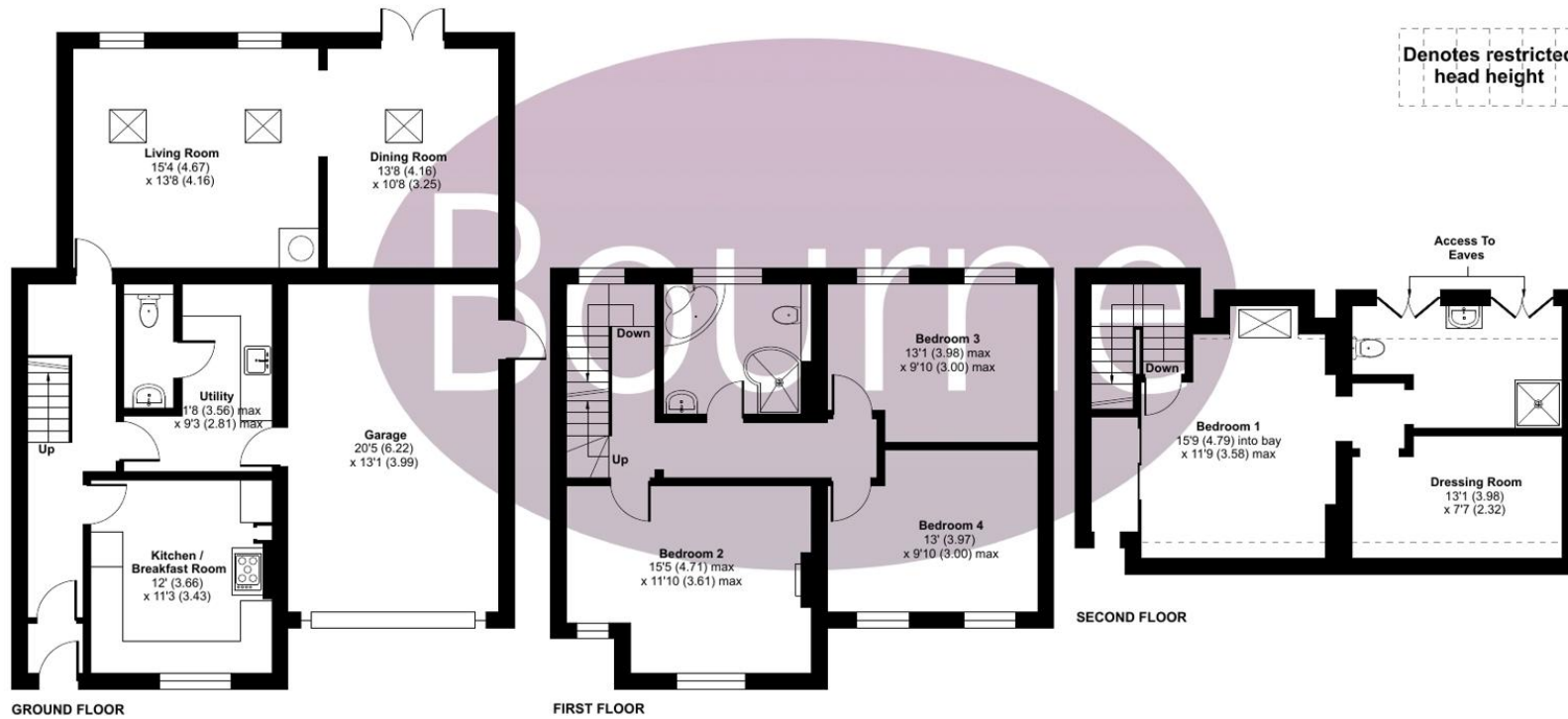


Floorplan

Ash Church Road, Ash, Aldershot, GU12

Approximate Area = 1783 sq ft / 165.6 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Garage = 267 sq ft / 24.8 sq m
Total = 2104 sq ft / 195.4 sq m

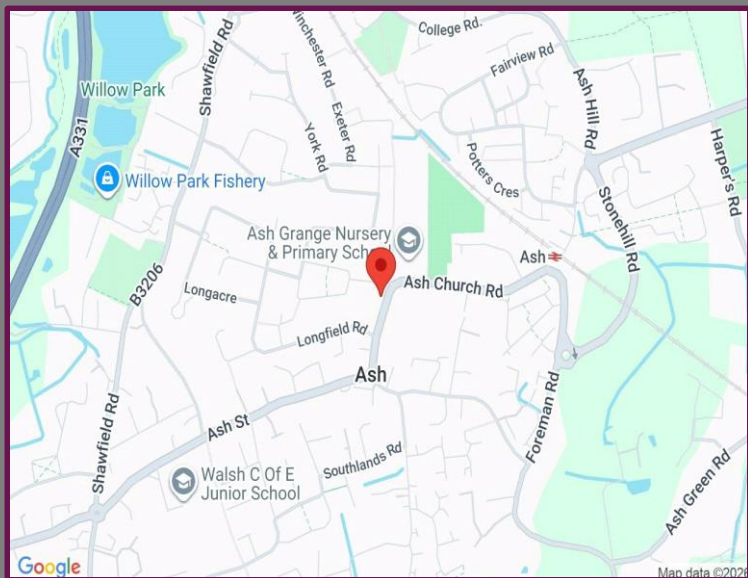
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bourne Estate Agents. REF: 1431655

Location

Situated in the popular village of Ash, the property is ideally positioned for a range of local shops, supermarkets, and well-regarded schools. Ash train station is within easy reach, providing convenient rail links to Guildford, Reading, and London Waterloo via connecting services. The nearby A331 and A3 offer excellent road connections to Guildford, Farnham, and the M25, making this an ideal location for commuters and families 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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