



**Selbon**

Residential sales & lettings

Aldershot Road, Ash,  
Surrey, GU12 6QJ

Offers over £900,000 Freehold



Selbonproperty.co.uk

- Five Bedroom Detached Family Home
- Four Bath/Shower Rooms & Downstairs Wet Room
- Almost 4000 Sq. Ft. Of Accommodation
- Ample Driveway Parking
- Southerly Aspect Rear Garden
- Living Room, Dining Room And Snooker Room
- Annex With Kitchen, Living Room, Bedroom & Shower Room
- Occupying a Plot Of Approximately 1/3 Of An Acre
- Garage Over 30ft In Length With Remote Up-And-Over Door And Workshop
- Schools, Shops And A331 Access Nearby

Selbon Estate Agents are delighted to present to the market this five bedroom detached family home offering almost 4000 Sq.Ft. of accommodation and occupying a plot of approximately 1/3 of an acre. This characterful home located in Ash, Surrey and conveniently located within close proximity of schools, shops and A331 access.

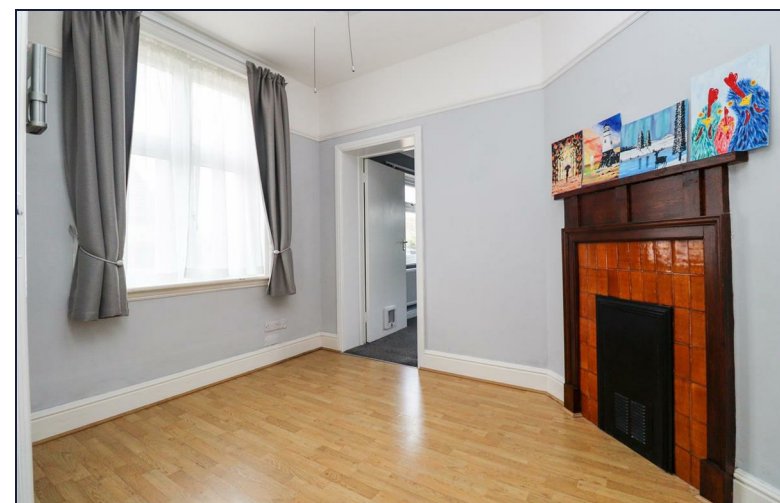
An ideal family home for anyone looking for additional space to rent out or to accommodate additional residents who are in the need of single story living.

The front door leads into a entrance hall with stairs to the first floor and doors giving access to a bay-fronted living room which is over 17ft in length, a separate study and a spacious kitchen suite with a generous amount of eye-top and wall-mounted storage cupboards. Also downstairs you'll find a games room (currently a snooker room) which is over 17ft in length and benefits from dual French doors onto the rear garden. This leads into a snug which makes for an ideal entertaining area for guests as it also benefits from French doors onto the rear garden. Also downstairs, there is a conservatory and a wet room with a wall mounted shower, WC and wash basin.

The Annex can be accessed via its own front door or via the study, meaning this space could self-contained (S.T.P.P). The annex is all front aspect and benefits from its own 15.5ft living room, kitchen with a four burner electric hob, stainless steel sink and a bedroom with a modern en-suite shower room.

Upstairs you'll find four double bedrooms and a four piece bathroom suite with a glass panelled shower cubicle, towel rail, WC, wash basin and a panelled bathtub with a hand shower. Bedroom one and two are both bay-fronted and benefit from built in wardrobes. Bedroom One also enjoys use of an en-suite shower room.

To the front there is a driveway for multiple vehicles sat in front of a garage which is over 30ft in length, with remote up-and-over doors and leads through to a workshop.











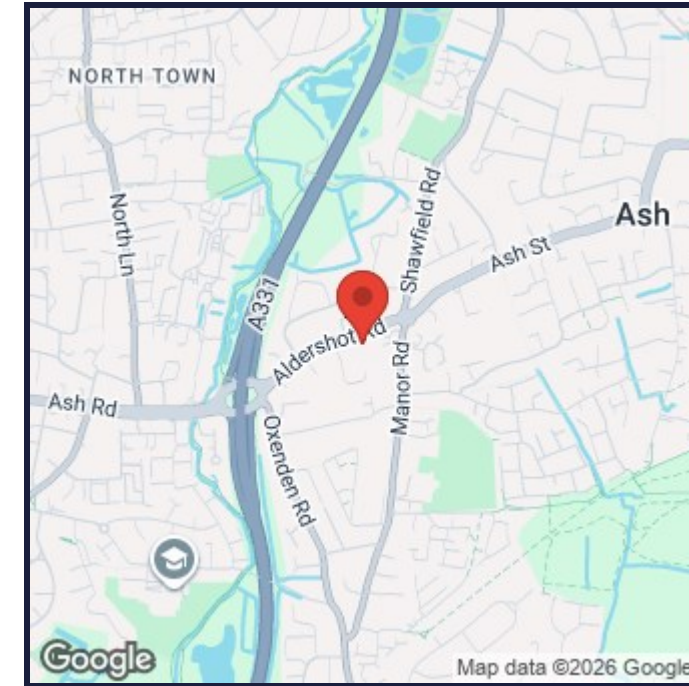


## Floor Plans

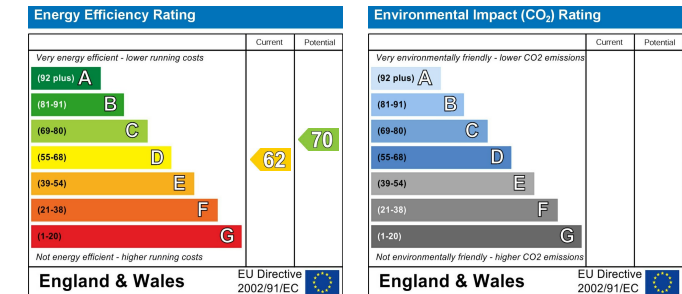
## Area Map

### Highfield Aldershot Road, Ash, GU12

Approximate Area = 3114 sq ft / 289.3 sq m  
 Garage = 674 sq ft / 62.6 sq m  
 Outbuilding = 141 sq ft / 13 sq m  
 Total = 3929 sq ft / 364.9 sq m  
 For identification only - Not to scale



## Energy Performance Graph



## Viewing

Council Tax Band: F

For further information on this property or to arrange a viewing please contact Farnborough on

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