

Great Stones Way, Ash, GU12

Approximate Area = 1427 sq ft / 132.5 sq m

Garage = 197 sq ft / 18.3 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 1676 sq ft / 155.6 sq m

For identification only - Not to scale



GREAT STONES WAY, ASH, GUILDFORD, SURREY, GU12

Guide Price £700,000

An exclusive four bedroom detached family home offering generous accommodation, good sized private garden, driveway parking and garage.

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ACCOMMODATION

Immaculately presented detached family home

Four double bedrooms

Two en suites

Garage

Private garden

Sought after location

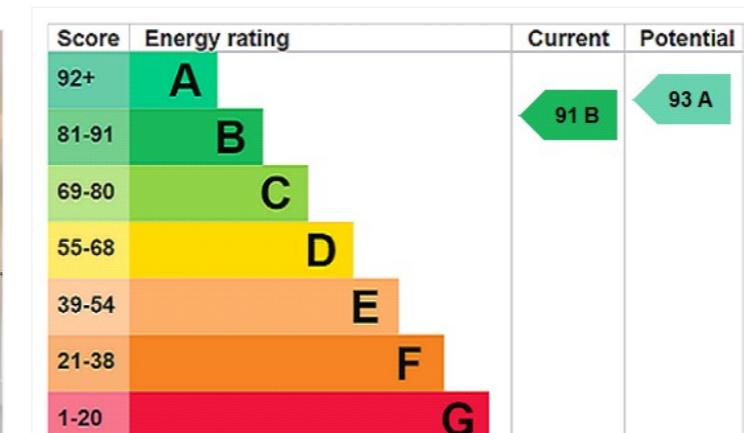
DESCRIPTION

This beautifully presented four bedroom detached family home is located within a highly sought after modern development, ideally positioned for local amenities, popular local schools and excellent transport links.

The ground floor features a welcoming entrance hallway with understairs storage, contemporary cloakroom, light filled sitting room with double doors opening into the impressive open plan kitchen/diner. The kitchen is fitted with a stylish range of modern units and integrated appliances, centred around a substantial kitchen island that provides additional workspace and informal seating. There is ample space for a family dining table, while double doors open directly onto the garden, creating a seamless indoor outdoor flow perfect for everyday living and social occasions.

Upstairs, the property offers four well proportioned bedrooms alongside a modern family bathroom. The principal bedroom enjoys fitted wardrobes and a sleek en suite shower room, while bedroom two also benefits from fitted wardrobes and its own en suite, ideal for guests or older children. The remaining two bedrooms are both comfortable doubles with pleasant views over the garden.

Outside, to the front is off street driveway parking leading to an integral garage which also benefits from internal access via the kitchen. The private, enclosed rear garden is a generous size, mainly laid to lawn with a patio area ideal for outdoor dining. A detached workshop/outbuilding also provides valuable additional storage space.



The property also benefits from solar panels significantly reducing running costs

Estate Charges: Approx. £250 p/a

LOCATION

The property is located within the popular Ash Green area and enjoys a peaceful setting on a quiet no through road. The position is both convenient and family friendly, with local schools, play parks and everyday amenities all within easy reach.

The house sits on the edge of Ash Green Meadows, offering immediate access to attractive open countryside, providing an excellent environment for walking and outdoor leisure, with scenic routes through the surrounding nature reserve allowing residents to enjoy a semi rural lifestyle while remaining well connected.

Ash and Ash Vale train stations are both accessible nearby, providing regular rail services to Guildford, Reading and to London Waterloo in approximately an hour, making the location ideal for commuters.

The nearby towns of Farnham and Guildford offer a comprehensive range of shopping, cultural and recreational facilities, including independent shops, restaurants and leisure amenities.

Road communications are excellent, with convenient access to the A31, linking Farnham with Guildford and the A3 to the east, and Winchester to the west. The A331 provides dual carriageway access to the M3, ensuring efficient travel throughout the region.

LOCAL AUTHORITY

Guildford Borough Council | Council Tax Band F

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances, curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.