



'Trelawney', Horseshoe Lane, Ash Vale, Surrey, GU12 5LL

CLARKE  GAMMON
WELLS

,TRELAWNEY HORSESHOE LANE, ASH VALE, SURREY, GU12 5LL

HIGHLY-REGARDED ROAD

STYLISH DECOR THROUGHOUT

TWO/THREE RECEPTIONS

SECLUDED GARDENS

NEARBY TO RAILWAY STATION

MODERN KITCHEN/DINER

FIVE DOUBLE BEDROOMS

CONSERVATORY

GARAGE & DRIVEWAY

EPC: C



A modern and extremely well-appointed detached family home, which offers in excess of 2,500 sqft of accommodation, situated in a highly-regarded road and allowing easy access to Ash Vale railway station.

THE PROPERTY

This modern and spacious family home offers in excess of 2,500 sqft of accommodation across two floors and complimented by the attractive rear gardens. Accommodation comprises: -

Covered entrance porch opening to a large central reception hall with Travertine tiled flooring and cloak/storage cupboard; living room with doors opening to the conservatory allowing views over the garden; formal dining/family room/study; spacious kitchen/diner, which is particularly well designed with a comprehensive range of modern high-gloss units and quartz work surfaces, central island incorporating a glazed breakfast bar, a range of integrated appliances and tiled flooring; utility room. In addition, there is a ground floor guest bedroom with fitted wardrobes and en-suite shower room. Upstairs, the large central landing leads to four further double bedrooms; the master bedroom with views over the rear garden, benefiting from a range of fitted wardrobes and an en-suite shower room. The second bedroom in-turn benefits from built-in wardrobes and a recently re-fitted shower room. The remaining two bedrooms are served by a re-fitted family bathroom.



THE GROUNDS

Outside, the property is approached by a private driveway with parking for three cars. In addition, there is a garage with wood store to the rear of this. There is a small area of lawn to the front of the property and to the rear, a large beautifully paved terrace opens to a wide expanse of lawn bordered by rhododendrons and there is a side gate giving access to the front of the property. The rear garden enjoys a westerly aspect and offers a high degree of seclusion.

SITUATION

Ash Vale is an established location; the perfect location for those who want the very best of both town and country living. Ash Vale railway station connects with London Waterloo and road links via the A331 to A31, M3 and M25 opening up countless opportunities. In the immediate vicinity, there are canal-side walks on offer at the Basingstoke canal and a range of local amenities including supermarkets, local shops and restaurants, so it is easy to understand why the village is so popular with commuters and families alike.

Camberley | 6 miles

Guildford | 10 miles

Farnborough | 2.7 miles

Ash Vale Station | 0.3 miles

M3 (Junction 4) | 6 miles

Horseshoe Lane, Ash Vale, GU12

Approximate Area = 2704 sq ft / 251.2 sq m (includes garage)

For identification only - Not to scale

LOCAL AUTHORITY

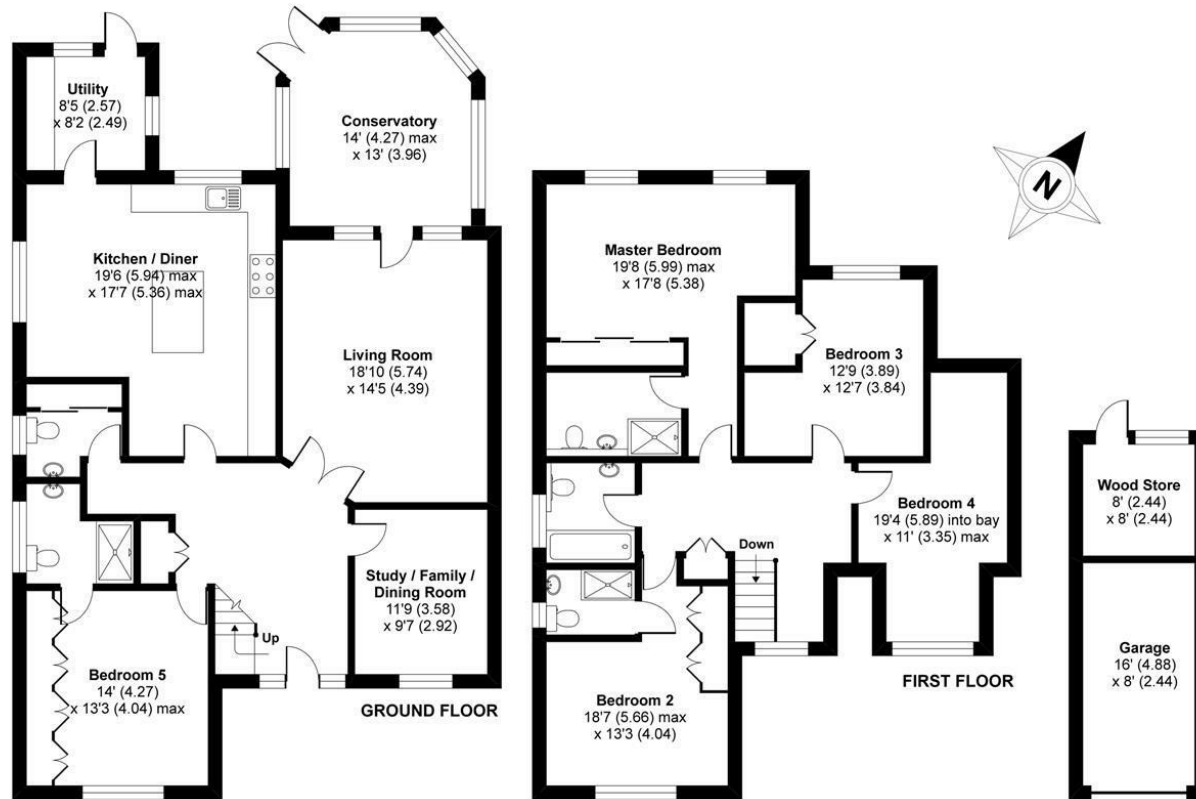
Guildford Borough Council

COUNCIL TAX

Band: F

SERVICES

All main services connected



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Clarke Gammon Wellers. REF: 607342

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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DIRECTIONS

SAT NAV REF: (Post Code: GU12 5LL)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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