



Price Guide £1,195,000

Must Be Seen To Be Appreciated

Of historic interest with Henry VIII/Medieval Heritage, a most individual and attractive Grade II period East Wing of Ash Manor, set in delightful grounds with country views and affording many fine original character features.*

- 3 double bedrooms
- Family bathroom
- En-suite bathroom
- Superb sitting room
- Vaulted dining room
- Sun room
- Fitted kitchen/breakfast room
- Utility room
- Study/family room
- Wealth of exposed timbers and original features
- Long private lane to drive & parking
- Delightful grounds with orchard and moat
- Outbuildings
- Country views

Old Manor Cottage, Ash Green Road, Ash Green, Surrey,

LOCATION

- * Farnham 6 miles (Waterloo from 53 minutes)
 - * Guildford 7 miles (Waterloo from 38 minutes)
 - * Ash mainline station ½ mile
 - * M3 (Junction 4) 7 miles
- (All distances and times are approximate)

SITUATION

* Ash Green is a hidden hamlet nestled in an idyllic location in a highly sought after area, situated in the famous Surrey Hills between Farnham and Guildford. There are local shops providing for everyday needs in Ash and Tongham, including a post office, church, public houses and recreation ground, whilst a greater choice of shopping and recreational facilities are available at both Farnham and Guildford.

* There are excellent opportunities within the immediate area for walking, riding and cycling with extensive bridle ways and countryside on the door step. Communications are first class with the A3 and A331 being within a 5 minute drive, linking with the M3, M25, Gatwick and Heathrow. Ash mainline station is easily accessible situated less than one mile away.

KEY FEATURES:

* Grade II* list entry number 1294794 at Historic England. The Manor was purchased by Edward II in 1324 and used as a residence by him on several occasions. He built new timber framed buildings on stone foundations and had a ditch dug around the manor and park. Re-purchased by Edward III in 1351 and maintained as a royal residence during C14, but by 1459 was in decay. Early C16 house on site, remains of moat. It forms part of the historic Ash Manor Estate with Henry VIII/Medieval heritage.

* There are fascinating historic notes available from the owner's agent. The property has Wattle & Daub construction in parts and boasts a wealth of original features including exposed oak timber beams and tiled, timber and brick floors and oak latch doors and superb Inglenook fireplace. The sitting room is a Medieval timber framed hall. There is a fitted kitchen and spacious living accommodation.

GARDENS AND GROUNDS:

* The grounds are a fine feature of the property, with lawns, flower and shrub borders, trees, small vegetable patch, walled orchard, moat, brick patio, Wisteria, rockery, brick walls and pathways, working well with grate, gazebo. Parking for a number of cars, tarmac and gravelled driveway.

OUTBUILDINGS

* Summerhouse, garden shed and greenhouse.

GENERAL

Services - Gas central heating to radiators, mains drainage and electricity.

Local Authority - Guildford Borough Council, Millmead House, Millmead, Guildford, GU2 4BB, 0330 123 0081.

Council Tax - Band G with an annual charge for the year ending 31.03.19 of £3080.38

Tenure - Freehold.

DIRECTIONS

* Leave Farnham via South Street and turn left at the traffic lights on to the A31 by-pass and get in to the right hand lane. At the Shepherd & Flock roundabout take the third exit signposted A31 and continue on this road for approximately 4 miles on to the Hogs

Old Manor Cottage, Ash Green Road, Ash Green, Surrey,

Back. The fourth turning on your left hand side, turn off at the slip road signposted Ash Green. Go down the hill and continue over the little hump back bridge and after a short distance the drive will be seen ahead on the junction of Ash Green Road.

VIEWING

Viewing by prior appointment with Andrew Lodge Estate Agents, Farnham - Tel: 01252 717705 Opening hours 9a.m. - 6p.m. Monday to Friday, 9a.m. - 5p.m. Saturdays.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings.

Old Manor Cottage, Ash Green Road, Ash Green, GU12 6HH

