



South Lane | Ash | Aldershot | GU12 6NJ

Asking Price £900,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

South Lane | Ash  
Aldershot | GU12 6NJ  
Asking Price £900,000

Offered to the market in exceptional condition throughout is this spacious 4/5 bedroom detached family home in a quiet non estate location.

- 4/5 Bedrooms
- 3 Bathrooms
- 100' West Facing Garden
- Driveway with Ample Parking
- Outbuilding
- Exceptional Condition Throughout
- Quiet Non-Estate Location
- Council Tax Band: E

As you enter the property you are greeted by a large well-lit entrance hall with a study and additional downstairs bedroom both with built in wardrobes. Further through you will find the full downstairs bathroom with walk in shower. To the left hand side there is a large living room that leads through to the open plan kitchen / living / dining room. The kitchen further benefits from full built in appliances and additional separate utility room. The living / dining room benefits from dual aspects side windows, skylights and bi-fold doors leading onto the patio area flooding the house with natural light creating a warm welcoming space for family living and entertaining guests.

As you walk upstairs you will find 3 double bedrooms and 2 bathrooms. The master bedroom suite benefits from an en-suite bathroom with walk in shower in addition to the large walk in wardrobe. Bedrooms 2 and 3 further benefit from built in wardrobes.



AVAILABLE TO  
VIEW WITH  
WATERFORDS



This family home has been sympathetically extended and kept in stunning condition throughout by the current owners making this the ideal property for growing families.

Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the beauty of the home and surrounding areas.

Set in a quiet road with driveway parking for 5+ cars to the front of the property. Side access leads to the rear where you will find a large patio area ideal for alfresco dining. The West facing rear garden is mainly laid to lawn and further benefits from a sunken BBQ and seating area perfect for entertaining guests in the evening sun. To the very rear of the garden you will find the large 2-storey outbuilding with annex potential (STPP).

Located on a quiet no through road and within walking distance of 100 acres of woodlands and local schools. Easy access to Ash station and the A331 makes this home perfectly suited for easy commuting routes to London.

Are you looking to buy a property? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.

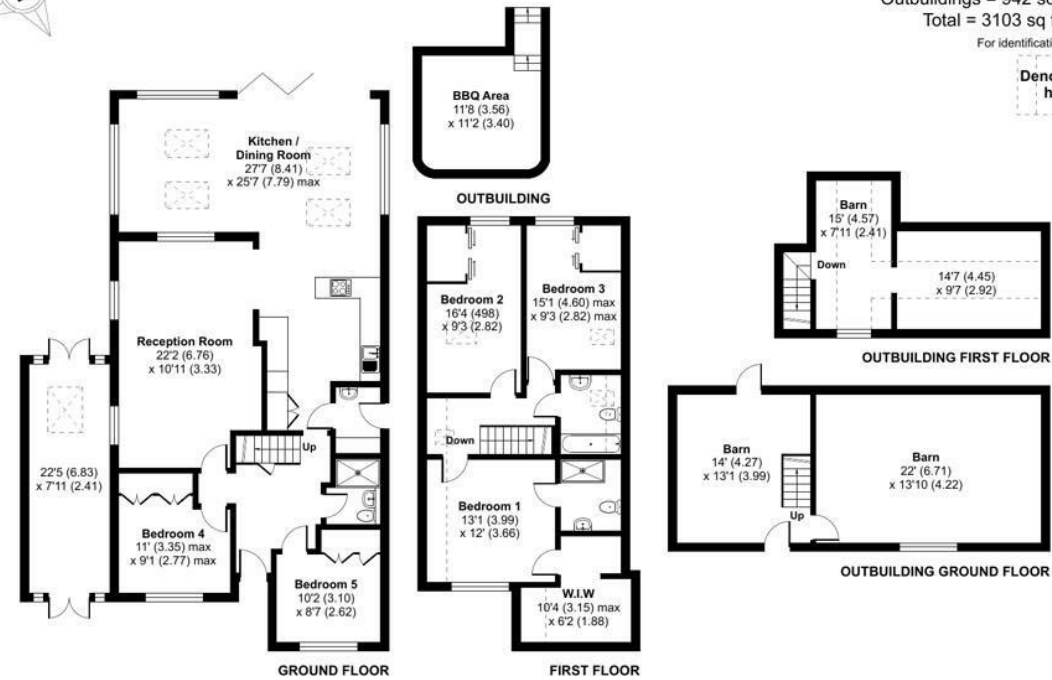


## South Lane, Aldershot, GU12

Approximate Area = 1937 sq ft / 179.9 sq m  
 Limited Use Area(s) = 224 sq ft / 20.8 sq m  
 Outbuildings = 942 sq ft / 87.5 sq m  
 Total = 3103 sq ft / 288.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Waterfords. REF: 1018531



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(13-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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