



1 Woodroffe Close, Ash, Surrey, GU12 6FS





# 1 WOODROFFE CLOSE, ASH, SURREY, GU12 6FS

MODERN DEVELOPMENT  
BUILT IN 2020

CONTEMPORARY  
KITCHEN/DINER

ALL EN-SUITE BATH/SHOWER  
ROOMS

DEDICATED PARKING SPACE

EASY ACCESS TO GUILDFORD  
& FARNHAM

SPACIOUS ACCOMMODATION

THREE DOUBLES BEDROOMS

BALANCE OF 10-YEAR NEW  
HOMES WARRANTY

CLOSE TO ASH RAILWAY  
STATION

EPC: B



**A modern and spacious three-double bedroom townhouse situated within an exclusive development of just nine homes, situated nearby to Ash train station.**

## THE PROPERTY

A beautifully constructed three-double bedroom modern town house, built by a renowned developer, Aspen Homes, in 2020. The property enjoys accommodation of approx. 1,300 sqft arranged over three floors and situated within an exclusive development of just nine homes.

Accommodation comprises: entrance hallway with under stair storage cupboard and Karndene flooring; kitchen/diner with square bay window fitted with a range of light grey high-gloss units with stone worktops, integrated AEG appliances to include a double oven and microwave oven, ceramic hob and extractor chimney above, Karndene flooring; living room with doors opening to the rear garden. On the first floor, there are two double bedrooms with fitted wardrobes and each with an en-suite bath/shower rooms. On the top floor, there is a further double bedroom with eaves storage cupboards, an en-suite shower room, as well as a large store cupboard. Other noteworthy points include: underfloor heating to ground floor; pre-wired for SONOS integrated music system; high quality UPVC leaded light casement windows; and remainder of 10-year Premier Guarantee warranty.



## THE GROUNDS

To the rear of the property, there is a block paved parking space. The rear garden has a landscaped Westerly-facing garden with Indian sandstone paved terrace, ideal for alfresco dining with storage shed; all enclosed by close boarded timber fence.

## SITUATION

Located just a short walk from Ash train station which offers quick and direct access to Reading and Guildford, the A331 & A31 are just a short drive away. With sought-after local schools nearby including Wyke and Ash Manor. Nearby, the historic towns of Guildford and Farnham offer a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable places to live. The towns offer a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets and mainline railway stations. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD | 8 miles

FARNHAM | 5 miles

FRIMLEY | 6.5 miles

ASH RAILWAY STATION | 0.2 miles

HEATHROW AIRPORT | 27 miles

CENTRAL LONDON | 39 miles



# Woodroffe Close, Ash, Aldershot, GU12

Approximate Area = 1181 sq ft / 109.7 sq m  
 Limited Use Area(s) = 240 sq ft / 22.2 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 1469 sq ft / 136.3 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

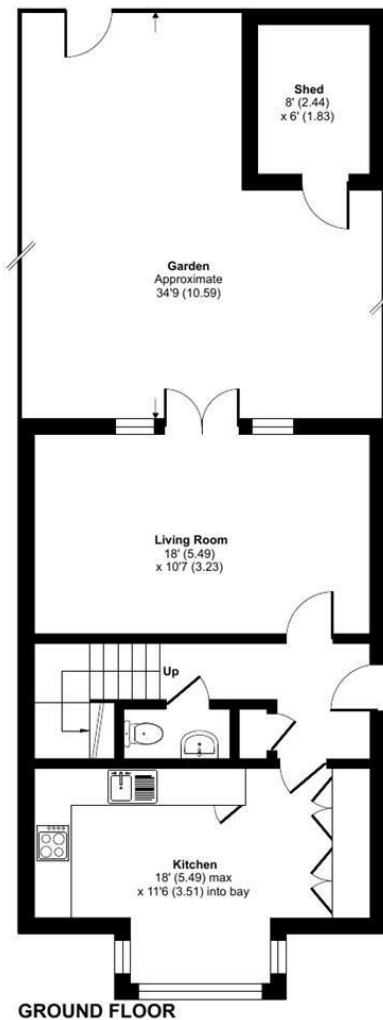
Guildford Borough Council

## COUNCIL TAX

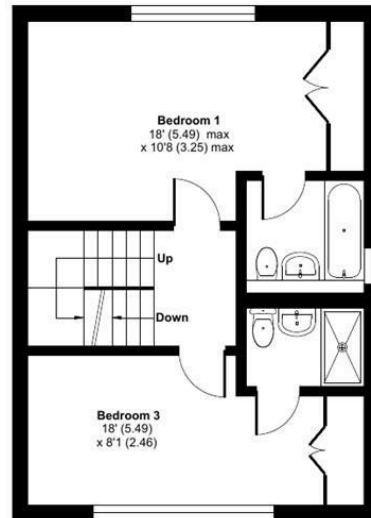
Band: E

## SERVICES

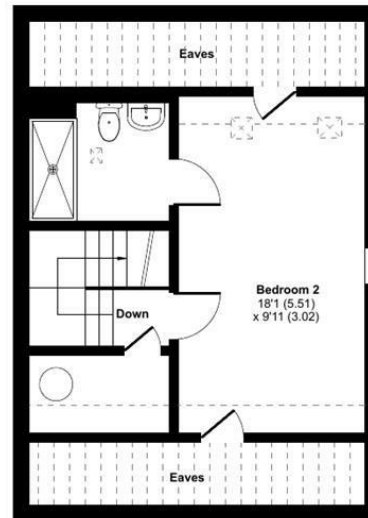
All mains services connected



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

27th September 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Clarke Gammon. REF: 1137862

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAV NAV REF: (Post Code: GU12 6HE)

## 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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LIPHOOK OFFICE  
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