



Ash Green Lane East, Ash Green, Surrey, GU12 6HS

CLARKE  GAMMON

The Ridge

ASH GREEN LANE EAST, ASH GREEN, SURREY, GU12 6HS

An impressively extended, refurbished detached home including a self-contained one-bedroom annexe set on a 1/3-acre plot with southerly facing rear garden, ample driveway parking, outbuilding and located in leafy semi rural sought-after location.

Extended and refurbished by the current owner, The Ridge is a remarkable detached residence offering flexible accommodation with a sophisticated, contemporary feel.

Stepping inside, an impressive reception hall immediately sets the tone for the main residence, creating an ambient sense of the space and finished with highly polished, tiled flooring.

A particular standout feature is the self-contained, integral one-bedroom annexe, comprising a double bedroom and a living area, along with a contemporary kitchen and shower room.

Currently used as an office, a fourth, ground floor bedroom offers versatility downstairs, accessed from the reception hall along with a guest cloakroom and a high-specification, four-piece bathroom, with both a bath and a shower/wet room area.

The heart of the home is an elegant modern, open-plan kitchen/dining/family room, ideal for entertaining family and friends, with feature bi-folding doors to the rear garden. The kitchen area comprises a breakfast bar/island with storage, an integrated microwave and dishwasher, as well as space for freestanding appliances.

Access is provided from the open plan space to an enticing living room, extending circa 21 ft., with double French doors to the garden. The open plan space also accesses a well-appointed utility room, complete with a sink, ample storage, space for a washing machine and a dryer, plus a handy side door.

Upstairs, three further double bedrooms all offer excellent fitted storage and include en suite access to shower facilities, whilst also boasting a substantial principal

- Impressively extended and refurbished, flexible five bedroom, detached residence.
- Self-contained, integral one-bedroom annexe with own kitchen/living area and shower room.
- Plot approx. 1/3 of an acre with southerly aspect garden.
- Sweeping driveway with ample parking and a detached outbuilding.
- Remarkable reception hall and an extensive living room.
- Modern, open-plan kitchen/dining/family room with bi-folding doors to garden and door to utility room.
- Three double bedrooms upstairs all with en suite access.
- Fourth bedroom/office on the ground floor.
- High-specification four-piece family bathroom downstairs with wet room area.
- Sought-after road in Ash Green Village, approx. 10-minutes' drive to Guildford.

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Local Authority: Guildford

Tax Band: E









SITUATION

Located in a sought-after road, this property is within a semi-rural setting of Ash Green Village, perfect for horse lovers with access to bridleways. Set close to the Hog's Back and picturesque Surrey Hills, the village connects to the A31, A331 and M3, with Guildford's town centre also conveniently local, at circa 10-minutes' drive from the home.

The village landscape benefits from areas of open heathland and popular attractions; The Ranges, former station building and North Down Way nature trail which connects to the Christmas Pie Trail (a cycle route). Nearby, Ash Railway Station offers direct services to Guildford, Farnham, Reading and Gatwick Airport.

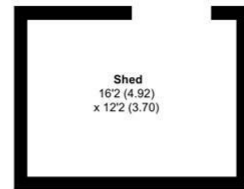


DIRECTIONS

Taking the Farnham Road out of Guildford where it joins the Hogs Back (A31) heading west bound, follow for several miles. Looking to the right there is a signpost for Ash Green then shortly after a slip road that allows you to cross the northbound carriageway. Into White Lane follow down for about a mile and then on the right side is the turn for Ash Green Lane East where then 50 meters on the right is The Ridge.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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	

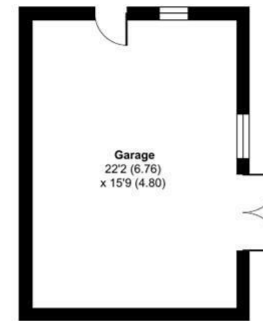
Ash Green Lane East, Ash Green, Aldershot, GU12



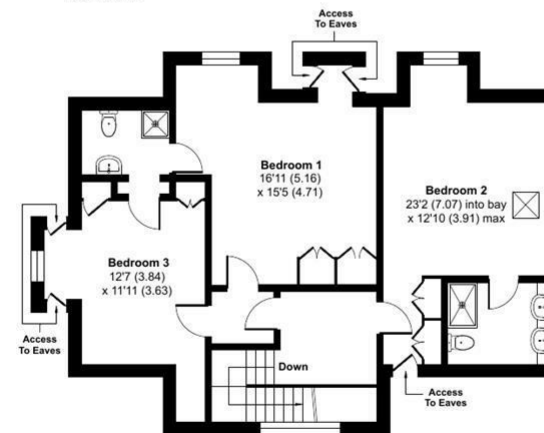
OUTBUILDING



GROUND FLOOR



GARAGE



FIRST FLOOR

Approximate Area = 2237 sq ft / 207.8 sq m
Garage = 349 sq ft / 32.4 sq m
Annexe = 346 sq ft / 32.1 sq m
Outbuilding = 196 sq ft / 18.2 sq m
Total = 3128 sq ft / 290.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1437631

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.

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